HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Vancouver CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

DECREASED to

0.7%

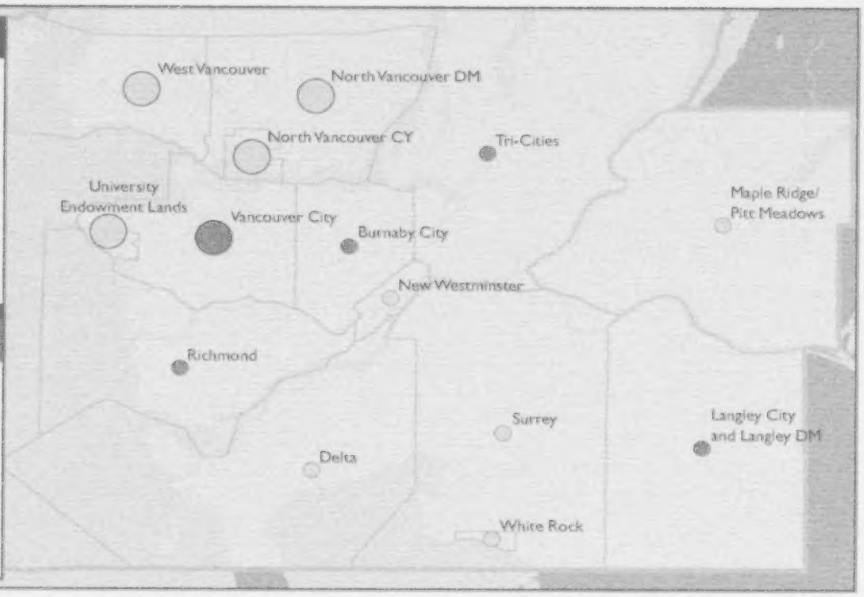
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,223

UP by 6.4%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
0.7% Vacancy Rate	0.7% Vacancy Rate	0.7% Vacancy Rate	1.4% Vacancy Rate
$1,013 Avg. Rent	$1,159 Avg. Rent	$1,450 Avg. Rent	$1,631 Avg. Rent

"Strong demand for rental accommodation in Vancouver outpaced additions to supply, pushing rents higher and vacancies lower for purpose-built and condo rental apartments."

Robyn Adamache
Principal, Market Analysis (Vancouver)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

Housing market intelligence you can count on

CMHC SCHL

Key analysis findings

- Strong employment growth, population growth and rising entry-level home prices support strong demand for rental properties.
- Strong demand for rental accommodation outpaced new additions to the supply, pushing vacancy rates lower for both primary rental apartments and rental condominium apartments.
- These supply – demand dynamics have put upward pressure on rents in the region.
- Starts of purpose-built rentals have reached record highs.

Vacancy rates continue to be low

The rental market remains tight in 2016, with the vacancy rate for purpose-built apartments declining to 0.7 per cent from 0.8 per cent last year, in the Vancouver Census Metropolitan Area (CMA). Vacancy rates for submarkets within the CMA are generally low, but vary from a high of 1.7 per cent in the Tri-Cities to 0.0 per cent in the University Endowment Lands. Persistently low vacancy rates can be attributed to rising demand for rental units keeping pace with increasing supply.

Employment and population growth support demand for rental housing

The Vancouver CMA continues to lead employment growth nationally, at a pace of 5.8 per cent year-over-year as of September 2016.[1] This equates to more than 70,000 additional jobs created, compared to the same period last year. A strong job market generally contributes to rental demand, enabling renters to maintain or set up households. This is especially true for younger age groups that tend to rent as their first step(s) on the housing continuum. Year-to-date employment for the 15-24 year old group increased 12 per cent compared to the same period last year, with more than 12,000 full-time jobs added and nearly 7,000 part-time positions added. Strong growth in employment also continues to be a major pull factor contributing to migration to the Vancouver CMA from other parts of Canada and the world.

Population growth through migration and natural increase leads to household formation and ultimately to increased demand for housing, including rental housing. The Vancouver CMA added an estimated 15,733 new households between 2015 and 2016.[2]

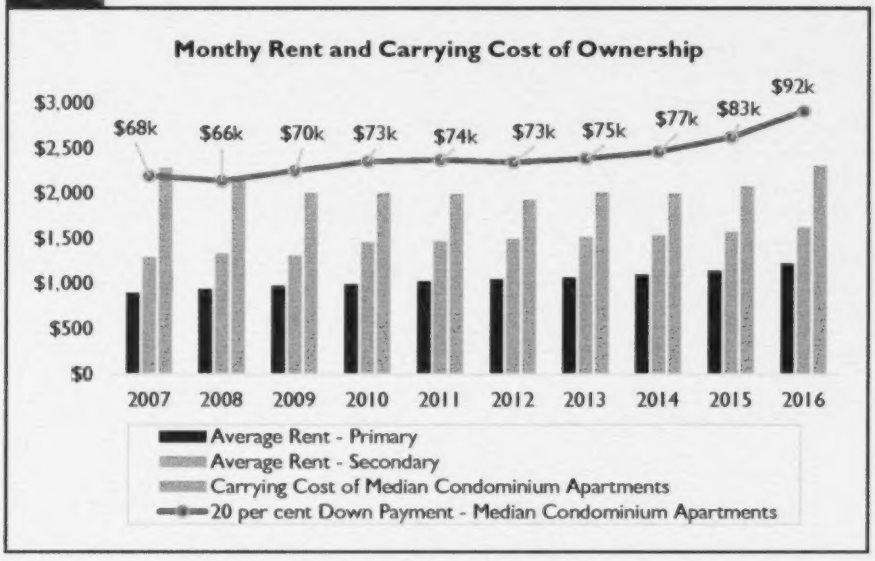
SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

This population-based demand is one of the main factors contributing to low vacancy rates.

Increases in entry-level home prices during the past year may have also indirectly shored up demand for rental housing. Current renters looking to become home owners, typically through the purchase of condominium apartments, face home prices that have increased considerably in the past year. Along with rising prices, monthly carrying costs (i.e. mortgage payment,

Figure 1



Note: Carrying cost includes mortgage payment, average condominium (strata) fees and average taxes. Source: CMHC Rental Market Survey, CMHC Secondary Rental Market Survey, CREA. Internal calcuations by CMHC.

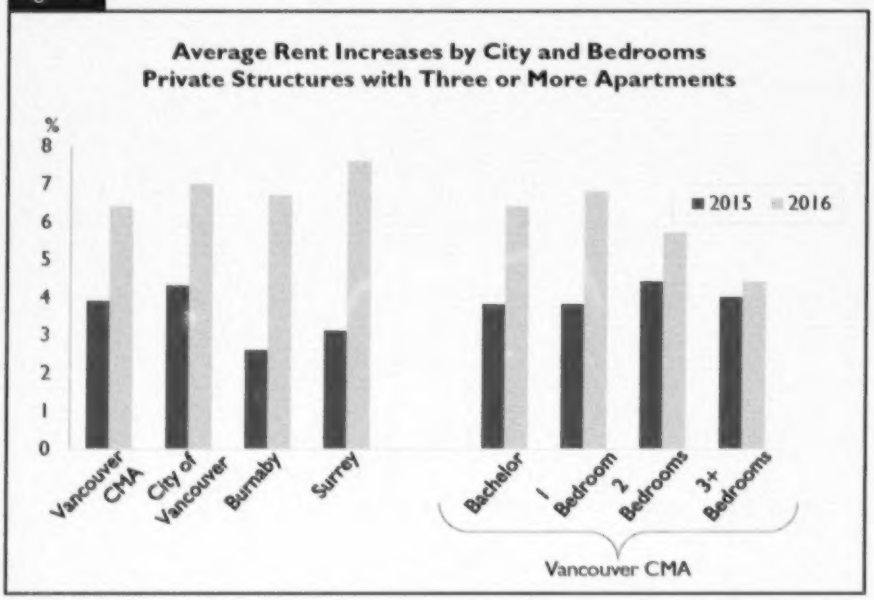
[1] Statistics Canada, CANSIM, table 282-0135
[2] BC Stats P.E.O.P.L.E 2016

strata fee and property taxes) have increased, although more slowly. Rising entry-level home prices also mean that a larger down payment is required for home purchase. As a result, some renter households may choose to stay in rental housing longer to save for their down payment (see Figure 1).

Low vacancy rates put upward pressure on same sample rents[3]

Reflective of the tight rental market, same sample average rents for primary market rental units increased by 6.4 per cent for all bedroom types within the Vancouver CMA over last year. This is well in excess of the allowable rent increase for 2016 of 2.9 per cent for existing tenants, as set by the BC government Residential Tenancy Branch, suggesting that new leases were signed by many tenants, often following significant building upgrades and renovations. Same sample rent increases outpaced last year's growth in all cities within the Vancouver CMA and across all bedroom types (see Figure 2).

Figure 2



Source: CMHC Rental Market Survey

Turnover – a useful measure for low vacancy rate markets

While vacancy rates have been low for a few years now in the Vancouver CMA, the turnover rate was within the expected range of 10 to 30 per cent[4] at 15.8 per cent in the region. Turnover is a measure of mobility of tenants and provides a gauge of how often units become available in an area. Turnover is especially useful when looking at submarkets with low vacancy rates. For example, the vacancy rate for townhouses in the University Endowment Lands was 0.0 per cent, but the turnover rate was 53.2 per cent, indicating that this in-demand housing type is still regularly available, despite very low vacancy rates.

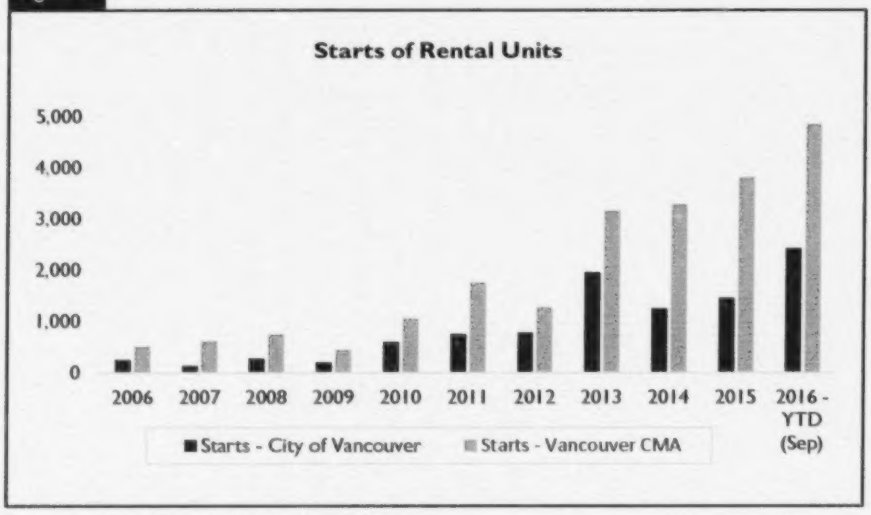
[3] This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

[4] Landlord BC

Supply of purpose-built rental units increasing

Following several years of few new rental units coming to market, the past four years have seen large increases in rental starts, with 2016 setting a new record (see Figure 3). Rising rents and municipal incentive programs have stimulated the supply of new units in the rental market. While new units tend to command higher rents than existing units, new units allow renters who desire newer condition rentals to move, freeing up additional supply at other price points. Due to the recent increases in new rental construction, the universe of rental apartment units enumerated in CMHC's 2016 Fall Rental Market Survey increased by an estimated 922 units. The dip in the vacancy rate suggests that the increase in demand outpaced the increase in the number of units added to the stock.

Figure 3

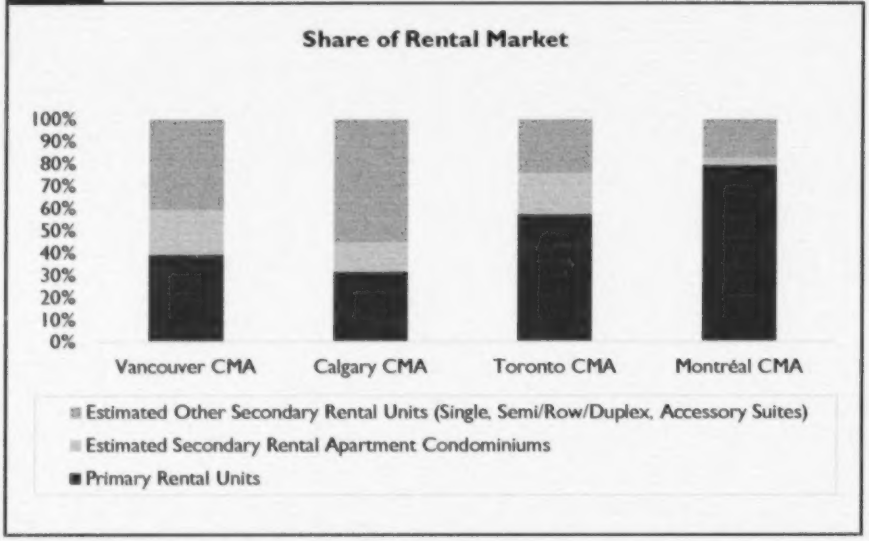


Source: CMHC Starts and Completions Survey

Apartment condo vacancy rate declines

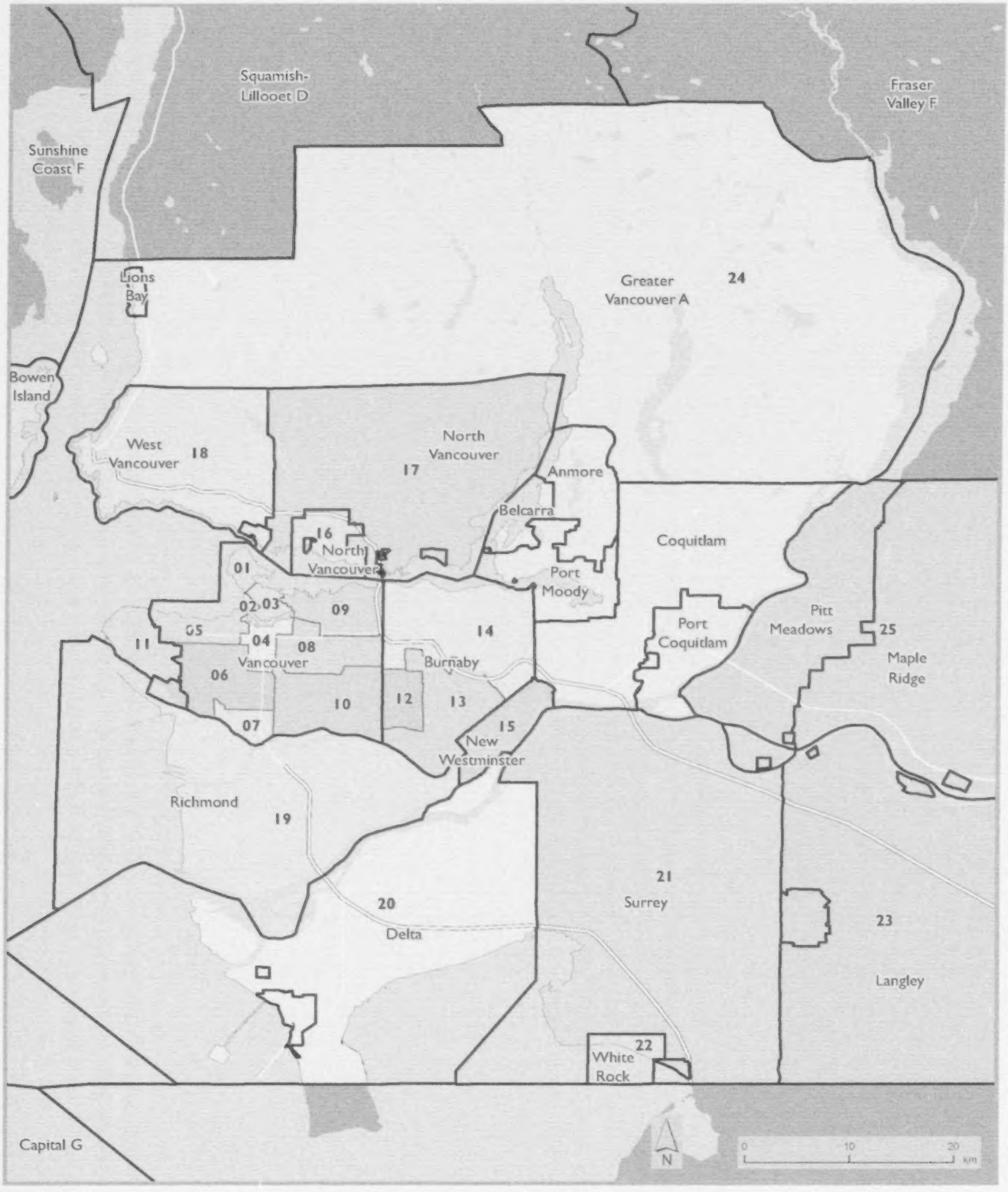
Strong rental demand coupled with limited additions to the stock of rental apartment condos kept vacancy rates below one per cent. The (investor-held) rental apartment condominium vacancy rate declined to 0.3 per cent from 0.9 per cent the previous year. In 2016, an estimated 1,516 units were added to the rental condominium apartment stock, compared to the addition of almost 5,000 units in 2015, contributing to the decrease in vacancy rates. Along with falling vacancy rates, the average monthly rent for apartment condominiums increased to $1,625.

Figure 4



Source: CMHC Rental Market Survey, CMHC Secondary Rental Market Survey

The secondary rental market includes condominium apartments, laneway houses, and secondary suites, among other types. The secondary rental market is particularly important in the Vancouver CMA compared to the Toronto and Montreal CMAs, with secondary rental market units making up approximately 60 per cent of all rental units (see Figure 4).


Squamish-
Lillooet D
Fraser
Valley F
Sunshine
Coast F
Lions
Bay
Greater
Vancouver A
24
Bowen
Island
West
Vancouver
18
North
Vancouver
17
Anmore
Belcarra
Coquitlam
16
North
Vancouver
01
Port
Moody
02
03
09
05
04
08
14
11
Vancouver
Burnaby
Port
Coquitlam
Pitt
Meadows
25
Maple
Ridge
06
10
12
13
07
15
New
Westminster
Richmond
19
21
Surrey
20
Delta
23
Langley
22
White
Rock
Capital G
N
0
10
20
km

RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City and Langley DM** includes both the city and township boundaries.
Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Pennisula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	**Vancouver Eastside** includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver)
Sub Areas 3-4	**Vancouver East/Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	**City of Vancouver**
Sub Area 5	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	**Vancouver CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	0.6	0.6	0.6	0.5	0.4	1.5	0.0	0.0	0.5	0.6
English Bay	0.0	0.5	0.4	0.8	0.3	1.1	3.8	0.0	0.3	0.8
Downtown	0.5	1.1	0.7	0.4	0.2	0.1	0.0	0.0	0.6	0.5
West End/Downtown (Zones 1-3)	0.4	0.8	0.6	0.5	0.3	0.7	1.0	0.0	0.5	0.6
South Granville/Oak	0.4	0.4	0.5	0.7	1.1	0.9	0.0	0.0	0.6	0.7
Kitsilano/Point Grey	0.7	1.8	0.5	1.1	0.8	1.1	0.0	0.0	0.6	1.2
Westside/Kerrisdale	0.6	0.7	2.0	2.3	1.1	1.5	0.0	**	1.6	2.0
Marpole	0.8	0.0	1.0	0.6	1.1	1.0	0.0	0.0	1.0	0.6
Mount Pleasant/Renfrew Heights	0.3	0.4	0.4	0.8	0.3	0.8	0.0	0.0	0.4	0.8
East Hastings	0.6	0.6	0.6	0.7	0.3	**	0.0	**	0.6	0.8
Southeast Vancouver	2.0	1.6	1.1	0.7	0.5	0.9	1.8	0.0	1.0	0.8
City of Vancouver (Zones 1-10)	0.5	0.8	0.7	0.8	0.7	0.9	0.4	1.2	0.6	0.8
University Endowment Lands	**	**	0.0	0.0	0.0	0.0	1.5	**	0.1	0.0
Central Park/Metrotown	0.9	0.3	1.3	0.7	1.2	1.0	1.6	**	1.3	0.8
Southeast Burnaby	1.9	0.8	1.0	0.8	1.6	0.3	1.4	0.6	1.2	0.7
North Burnaby	0.0	0.4	0.9	1.0	1.0	0.9	3.1	2.0	1.0	1.0
Burnaby (Zones 12-14)	0.7	0.5	1.1	0.8	1.3	0.9	2.3	1.5	1.2	0.8
New Westminster	1.4	0.4	0.8	0.5	0.8	0.1	0.0	0.0	0.9	0.4
North Vancouver City	0.0	0.6	0.4	0.3	0.5	0.3	0.0	0.0	0.4	0.3
North Vancouver DM	0.0	0.0	0.9	0.0	0.6	0.2	0.0	0.0	0.5	0.1
West Vancouver	1.2	0.4	0.4	0.2	0.5	0.0	**	0.0	0.5	0.2
Richmond	0.4	2.5	1.4	1.0	0.5	0.7	0.7	0.9	0.9	1.0
Delta	1.6	0.0	0.6	0.0	0.5	0.0	0.0	0.0	0.6	0.0
Surrey	3.9	0.0	1.6	0.5	2.0	0.4	1.9	0.3	1.9	0.4
White Rock	3.0	0.0	0.8	0.1	0.3	0.0	0.0	**	0.8	0.1
Langley City and Langley DM	1.2	2.4	1.9	1.4	1.1	0.5	0.0	**	1.5	1.1
Tri-Cities	0.6	1.1	0.8	0.8	1.3	2.4	5.6	8.3	1.2	1.7
Maple Ridge/Pitt Meadows	**	0.0	1.6	0.7	1.6	0.2	2.0	**	1.6	0.5
Vancouver CMA	**0.6**	**0.7**	**0.8**	**0.7**	**0.9**	**0.7**	**1.4**	**1.4**	**0.8**	**0.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	1,028	1,050	1,274	1,366	1,975	2,109	3,156	3,158	1,336	1,418
English Bay	1,021	1,133	1,308	1,441	1,908	2,110	2,854	**	1,341	1,473
Downtown	1,084	1,157	1,331	1,434	1,968	2,222	2,656	3,105	1,361	1,470
West End/Downtown (Zones 1-3)	1,059	1,130	1,313	1,425	1,951	2,167	2,904	3,214	1,350	1,461
South Granville/Oak	977	1,047	1,200	1,295	1,698	1,779	2,166	2,199	1,264	1,355
Kitsilano/Point Grey	988	1,055	1,194	1,314	1,732	1,818	2,978	2,665	1,285	1,391
Westside/Kerrisdale	936	965	1,170	1,264	1,824	1,885	2,470	2,697	1,390	1,453
Marpole	776	815	889	955	1,157	1,200	1,269	1,394	928	985
Mount Pleasant/Renfrew Heights	902	998	1,037	1,103	1,367	1,459	1,619	1,667	1,076	1,147
East Hastings	846	975	971	1,000	1,268	1,305	1,319	1,393	1,002	1,050
Southeast Vancouver	943	958	1,009	1,159	1,327	1,425	1,235	1,272	1,118	1,223
City of Vancouver (Zones 1-10)	982	1,060	1,175	1,268	1,643	1,757	2,070	2,105	1,233	1,324
University Endowment Lands	1,307	1,349	1,513	1,569	1,986	2,058	2,510	2,358	1,712	1,762
Central Park/Metrotown	858	979	963	1,034	1,272	1,372	1,638	1,741	1,045	1,125
Southeast Burnaby	733	767	844	901	1,037	1,101	1,270	1,265	905	970
North Burnaby	780	820	1,013	1,062	1,258	1,359	1,427	1,557	1,082	1,152
Burnaby (Zones 12-14)	806	881	957	1,019	1,222	1,318	1,431	1,473	1,031	1,105
New Westminster	716	774	858	914	1,159	1,217	1,478	1,449	933	993
North Vancouver City	921	1,001	1,084	1,176	1,367	1,432	1,567	1,647	1,158	1,243
North Vancouver DM	959	1,015	1,145	1,223	1,451	1,449	1,542	1,726	1,257	1,363
West Vancouver	1,114	1,237	1,401	1,484	2,171	2,229	3,485	3,670	1,673	1,746
Richmond	843	901	1,025	1,083	1,296	1,353	1,596	1,644	1,152	1,211
Delta	679	689	811	849	1,051	1,113	1,194	**	920	963
Surrey	671	728	773	855	954	1,0[illegible]	1,098	1,169	874	940
White Rock	760	792	865	893	1,087	1,093	1,592	**	918	943
Langley City and Langley DM	685	705	806	889	997	1,150	1,137	1,145	895	1,002
Tri-Cities	712	761	862	897	1,086	1,112	1,212	1,219	951	984
Maple Ridge/Pitt Meadows	620	624	740	762	940	953	1,070	1,191	827	837
Vancouver CMA	**937**	**1,013**	**1,079**	**1,159**	**1,368**	**1,450**	**1,615**	**1,631**	**1,144**	**1,223**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	725	725	2,627	2,626	483	482	41	41	3,876	3,874
English Bay	886	883	5,187	5,171	690	687	26	29	6,789	6,770
Downtown	2,161	2,209	6,934	7,121	1,221	1,272	34	27	10,350	10,629
West End/Downtown (Zones 1-3)	3,772	3,817	14,748	14,918	2,394	2,441	101	97	21,015	21,273
South Granville/Oak	1,330	1,330	4,918	4,926	1,453	1,460	49	49	7,750	7,765
Kitsilano/Point Grey	853	847	4,958	4,967	1,313	1,331	46	53	7,170	7,198
Westside/Kerrisdale	204	219	1,710	1,861	930	908	96	89	2,940	3,077
Marpole	364	371	2,900	2,896	718	712	21	21	4,003	4,000
Mount Pleasant/Renfrew Heights	951	939	4,316	4,380	944	974	85	84	6,296	6,377
East Hastings	889	868	3,267	3,309	743	939	70	71	4,969	5,187
Southeast Vancouver	234	234	1,123	1,207	630	641	60	59	2,047	2,141
City of Vancouver (Zones 1-10)	8,597	8,625	37,940	38,464	9,125	9,406	528	523	56,190	57,018
University Endowment Lands	81	81	665	665	466	466	65	65	1,277	1,277
Central Park/Metrotown	360	347	4,145	4,070	1,595	1,573	55	51	6,155	6,041
Southeast Burnaby	145	143	1,358	1,360	714	709	142	142	2,359	2,354
North Burnaby	290	291	2,299	2,312	1,092	1,082	189	196	3,870	3,881
Burnaby (Zones 12-14)	795	781	7,802	7,742	3,401	3,364	386	389	12,384	12,276
New Westminster	769	761	5,072	5,093	2,047	2,074	130	132	8,018	8,060
North Vancouver City	487	495	3,662	3,620	1,832	1,858	33	33	6,014	6,006
North Vancouver DM	180	180	341	355	312	454	115	142	948	1,131
West Vancouver	233	233	1,314	1,314	688	688	94	94	2,329	2,329
Richmond	238	237	1,254	1,253	1,165	1,161	149	144	2,806	2,795
Delta	74	74	858	860	756	757	36	36	1,724	1,727
Surrey	132	133	2,597	2,593	2,470	2,470	385	385	5,584	5,581
White Rock	78	77	927	927	365	366	8	7	1,378	1,377
Langley City and Langley DM	88	88	1,043	1,015	970	1,005	49	49	2,150	2,157
Tri-Cities	192	191	2,572	2,483	1,717	1,706	187	187	4,668	4,567
Maple Ridge/Pitt Meadows	14	25	854	918	558	574	49	49	1,475	1,566
Vancouver CMA	**11,958**	**11,981**	**66,901**	**67,302**	**25,872**	**26,349**	**2,214**	**2,235**	**106,945**	**107,867**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	0.6	0.7	1.0	0.6	0.4	1.5	4.8	0.0	0.9	0.7
English Bay	0.4	0.5	0.7	0.8	0.6	1.3	3.8	0.0	0.6	0.8
Downtown	0.9	2.6	1.3	2.1	0.4	2.8	0.0	0.0	1.1	2.3
West End/Downtown (Zones 1-3)	0.7	1.7	1.0	1.4	0.5	2.1	2.9	0.0	0.9	1.5
South Granville/Oak	0.7	1.2	0.8	1.3	1.2	1.8	0.0	0.0	0.9	1.4
Kitsilano/Point Grey	1.0	2.0	0.9	1.5	1.6	1.5	0.0	**	1.1	1.5
Westside/Kerrisdale	0.6	0.7	2.6	2.7	1.7	2.4	0.0	**	2.1	2.4
Marpole	2.0	0.7	1.3	0.8	1.4	1.0	0.0	0.0	1.4	0.8
Mount Pleasant/Renfrew Heights	0.7	0.4	0.7	0.8	0.6	0.8	0.0	0.0	0.7	0.8
East Hastings	1.2	0.6	0.8	1.2	0.7	**	**	5.9	0.9	1.1
Southeast Vancouver	2.0	3.1	1.2	1.4	0.7	1.1	1.8	0.0	1.1	1.4
City of Vancouver (Zones 1-10)	0.9	1.4	1.0	1.3	1.0	1.6	1.1	**	1.0	1.4
University Endowment Lands	**	**	0.3	0.0	0.2	0.7	1.5	**	0.3	0.2
Central Park/Metrotown	1.8	0.3	1.6	0.9	1.8	1.3	1.6	**	1.7	1.0
Southeast Burnaby	1.9	0.8	1.1	1.2	1.6	0.5	2.9	0.6	1.4	0.9
North Burnaby	0.8	1.5	1.4	2.1	1.7	1.7	4.7	2.6	1.6	2.0
Burnaby (Zones 12-14)	1.4	0.8	1.5	1.3	1.7	1.3	3.6	1.7	1.6	1.3
New Westminster	1.6	0.5	1.2	0.8	1.1	0.3	0.8	0.0	1.2	0.6
North Vancouver City	0.6	0.8	0.9	1.3	1.4	0.9	0.0	0.0	1.0	1.1
North Vancouver DM	0.0	0.0	1.5	0.3	1.3	0.4	0.0	0.0	1.0	0.2
West Vancouver	1.2	1.3	1.0	0.8	0.5	0.0	**	0.0	0.9	0.6
Richmond	0.8	2.5	1.5	1.2	0.9	0.8	0.7	0.9	1.2	1.1
Delta	1.6	0.0	0.7	0.4	1.3	0.3	0.0	0.0	1.0	0.3
Surrey	3.9	0.7	1.7	0.7	2.1	0.6	1.9	0.5	2.0	0.7
White Rock	4.4	0.0	1.8	0.1	0.3	0.0	0.0	**	1.5	0.1
Langley City and Langley DM	1.2	4.6	2.5	1.8	1.1	0.8	0.0	**	1.7	1.5
Tri-Cities	0.6	1.1	1.1	1.2	2.1	3.3	6.2	8.3	1.7	2.3
Maple Ridge/Pitt Meadows	**	0.0	1.7	1.1	2.0	0.4	2.0	**	1.8	0.8
Vancouver CMA	**1.0**	**1.3**	**1.2**	**1.2**	**1.3**	**1.2**	**1.9**	**1.6**	**1.2**	**1.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
West End/Stanley Park	7.3	3.1	5.6	6.3	3.7	5.3	**	**	6.1	5.3
English Bay	5.1	10.0	6.2	10.8	6.8	7.4	6.7	++	6.4	10.7
Downtown	4.6	7.0	4.0	6.5	4.6	7.7	**	**	4.6	6.4
West End/Downtown (Zones 1-3)	5.3	7.0	5.0	7.8	5.2	7.2	5.7	5.6	5.5	7.6
South Granville/Oak	5.6	7.8	5.5	7.8	**	7.2	4.1	++	5.0	7.6
Kitsilano/Point Grey	4.7	5.8	3.0	9.8	6.2	5.6	++	++	3.9	8.7
Westside/Kerrisdale	5.0	5.4	++	5.4	6.5	++	++	++	2.5	4.0
Marpole	4.2	5.2	3.5	7.2	2.5	5.8	**	4.8	3.2	6.3
Mount Pleasant/Renfrew Heights	3.1	6.8	4.1	7.3	5.4	5.9	++	++	3.3	7.5
East Hastings	**	5.8	3.1	3.6	**	5.0	++	++	2.3	4.4
Southeast Vancouver	2.7	3.3	2.0	3.8	1.0	4.6	3.7	2.5	2.2	3.6
City of Vancouver (Zones 1-10)	4.5	6.5	4.1	7.3	4.9	6.0	4.2	**	4.3	7.0
University Endowment Lands	7.4	3.4	3.5	2.0	4.4	2.7	4.9	1.8	4.7	2.8
Central Park/Metrotown	1.8	9.8	3.1	7.2	3.4	7.2	++	**	3.4	7.4
Southeast Burnaby	4.6	**	1.5	5.7	1.8	6.5	++	++	1.9	6.2
North Burnaby	1.2	3.8	3.1	4.9	2.6	7.9	++	4.5	1.7	5.8
Burnaby (Zones 12-14)	2.3	6.2	2.8	6.3	2.9	7.3	**	5.0	2.6	6.7
New Westminster	++	7.2	2.5	5.4	2.6	3.8	2.8	3.8	2.5	5.2
North Vancouver City	5.7	6.1	4.8	6.4	3.8	6.9	**	**	3.9	6.7
North Vancouver DM	4.2	5.7	3.6	5.2	3.2	4.5	**	++	3.2	2.9
West Vancouver	11.3	**	**	5.6	5.5	5.2	-7.3	4.2	4.4	5.3
Richmond	2.0	4.2	3.7	6.8	6.0	4.5	10.1	++	5.7	5.5
Delta	++	**	++	6.4	1.2	5.9	**	**	0.8	5.9
Surrey	++	7.3	2.8	9.4	4.6	6.1	5.5	5.7	3.1	7.6
White Rock	**	**	3.8	2.9	3.0	++	**	**	3.5	2.2
Langley City and Langley DM	6.7	3.9	4.8	8.5	3.7	10.9	3.5	++	4.1	9.6
Tri-Cities	++	6.8	5.6	4.8	8.5	**	**	++	5.9	3.6
Maple Ridge/Pitt Meadows	-3.6	**	4.2	++	3.6	++	2.4	**	4.5	++
Vancouver CMA	**3.8**	**6.4**	**3.8**	**6.8**	**4.4**	**5.7**	**4.0**	**4.4**	**3.9**	**6.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	n/a	13.7	n/a	11.9	n/a	11.9	n/a	**	n/a	12.3
English Bay	n/a	15.0	n/a	16.8	n/a	11.7	n/a	0.0	n/a	16.0
Downtown	n/a	23.5	n/a	18.0	n/a	16.0	n/a	**	n/a	18.9
West End/Downtown (Zones 1-3)	**n/a**	**19.4**	**n/a**	**16.5**	**n/a**	**13.8**	**n/a**	**	**n/a**	**16.7**
South Granville/Oak	n/a	19.8	n/a	16.6	n/a	14.1	n/a	0.0	n/a	16.5
Kitsilano/Point Grey	n/a	15.8	n/a	14.2	n/a	13.2	n/a	**	n/a	14.4
Westside/Kerrisdale	n/a	**	n/a	13.2	n/a	13.0	n/a	**	n/a	13.5
Marpole	n/a	**	n/a	13.2	n/a	9.3	n/a	0.0	n/a	12.7
Mount Pleasant/Renfrew Heights	n/a	**	n/a	15.8	n/a	9.5	n/a	**	n/a	14.9
East Hastings	n/a	12.2	n/a	13.3	n/a	7.6	n/a	14.7	n/a	12.2
Southeast Vancouver	n/a	26.8	n/a	23.1	n/a	22.7	n/a	**	n/a	22.8
City of Vancouver (Zones 1-10)	**n/a**	**18.1**	**n/a**	**15.7**	**n/a**	**13.0**	**n/a**	**	**n/a**	**15.6**
University Endowment Lands	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Central Park/Metrotown	n/a	**	n/a	16.7	n/a	19.3	n/a	**	n/a	18.1
Southeast Burnaby	n/a	13.5	n/a	14.8	n/a	8.0	n/a	8.6	n/a	12.3
North Burnaby	n/a	8.9	n/a	15.7	n/a	14.6	n/a	20.1	n/a	15.1
Burnaby (Zones 12-14)	**n/a**	**19.4**	**n/a**	**16.0**	**n/a**	**15.5**	**n/a**	**14.6**	**n/a**	**16.1**
New Westminster	**n/a**	**	**n/a**	**12.5**	**n/a**	**10.5**	**n/a**	**	**n/a**	**11.9**
North Vancouver City	n/a	**	n/a	15.4	n/a	11.2	n/a	**	n/a	14.3
North Vancouver DM	n/a	33.3	n/a	24.1	n/a	19.8	n/a	**	n/a	23.3
West Vancouver	n/a	**	n/a	10.0	n/a	6.5	n/a	4.6	n/a	8.8
Richmond	n/a	17.4	n/a	17.2	n/a	15.5	n/a	22.2	n/a	16.8
Delta	n/a	10.9	n/a	22.1	n/a	19.8	n/a	11.1	n/a	20.3
Surrey	**n/a**	**16.8**	**n/a**	**17.5**	**n/a**	**17.9**	**n/a**	**21.4**	**n/a**	**18.0**
White Rock	n/a	**	n/a	8.3	n/a	8.2	n/a	**	n/a	8.6
Langley City and Langley DM	n/a	9.3	n/a	20.3	n/a	21.0	n/a	**	n/a	19.8
Tri-Cities	n/a	13.4	n/a	15.6	n/a	13.7	n/a	20.9	n/a	15.1
Maple Ridge/Pitt Meadows	n/a	**	n/a	11.1	n/a	10.1	n/a	**	n/a	11.2
Vancouver CMA	**n/a**	**18.0**	**n/a**	**15.8**	**n/a**	**14.7**	**n/a**	**15.7**	**n/a**	**15.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
Pre 1960	0.7	1.2	0.5	1.0	0.8	0.8	**	**	0.6	1.0
1960 - 1974	0.3	0.7	0.6	0.8	0.9	1.3	0.6	0.0	0.6	0.8
1975 - 1989	1.0	0.4	0.7	0.5	0.6	0.4	0.0	0.0	0.7	0.4
1990 - 2004	0.7	0.5	1.1	0.9	0.2	0.9	0.0	**	0.8	0.9
2005+	1.0	0.0	0.9	0.1	0.0	0.7	**	0.0	0.8	0.2
Total	0.5	0.8	0.7	0.8	0.7	0.9	0.4	1.2	0.6	0.8
Burnaby (Zones 12-14)										
Pre 1960	0.0	0.0	1.0	1.3	2.2	0.4	4.7	**	1.6	0.9
1960 - 1974	0.8	0.6	1.2	0.8	1.2	0.9	1.6	1.9	1.2	0.8
1975 - 1989	0.8	**	0.8	0.7	1.1	1.2	0.0	**	0.9	0.8
1990 - 2004	**	**	**	**	**	**	-	-	**	**
2005+	**	**	**	**	**	**	-	-	**	**
Total	0.7	0.5	1.1	0.8	1.3	0.9	2.3	1.5	1.2	0.8
New Westminster										
Pre 1960	**	**	0.9	**	**	**	**	**	1.7	1.2
1960 - 1974	1.4	0.2	0.9	0.4	0.6	0.0	0.0	0.0	0.8	0.3
1975 - 1989	1.0	0.0	0.2	0.4	0.3	0.3	-	-	0.3	0.3
1990 - 2004	**	**	3.5	**	**	**	**	**	1.8	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	1.4	0.4	0.8	0.5	0.8	0.1	0.0	0.0	0.9	0.4
Surrey										
Pre 1960	**	**	7.6	0.0	0.0	0.0	**	**	1.1	0.0
1960 - 1974	6.6	0.0	1.3	0.3	1.9	0.3	1.7	0.4	1.7	0.3
1975 - 1989	1.6	0.0	1.2	1.1	3.1	0.7	**	0.0	2.0	0.8
1990 - 2004	-	-	**	**	0.9	0.0	**	**	1.4	0.0
2005+	-	-	**	**	**	**	-	-	**	**
Total	3.9	0.0	1.6	0.5	2.0	0.4	1.9	0.3	1.9	0.4
Vancouver CMA										
Pre 1960	0.7	1.2	0.6	1.0	1.1	0.7	2.0	0.4	0.7	1.0
1960 - 1974	0.5	0.6	0.8	0.6	1.0	0.8	1.6	1.8	0.8	0.7
1975 - 1989	1.1	0.8	0.9	0.7	0.9	0.7	0.7	0.0	0.9	0.7
1990 - 2004	0.7	0.5	1.1	0.8	0.5	0.6	1.2	**	0.8	0.7
2005+	0.9	0.2	0.9	0.4	0.3	0.3	0.0	0.0	0.7	0.3
Total	0.6	0.7	0.8	0.7	0.9	0.7	1.4	1.4	0.8	0.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
Pre 1960	907 a	1,009 a	1,115 a	1,174 a	1,532 a	1,594 a	2,321 b	2,237 b	1,171 a	1,234 a
1960 - 1974	982 a	1,045 a	1,167 a	1,260 a	1,693 a	1,811 a	2,025 c	2,059 c	1,201 a	1,288 a
1975 - 1989	914 a	974 a	1,048 a	1,137 a	1,536 a	1,617 b	1,774 b	1,892 c	1,189 a	1,258 a
1990 - 2004	1,076 a	1,168 a	1,340 a	1,429 a	1,712 a	1,832 a	**	1,795 c	1,417 a	1,511 a
2005+	1,260 a	1,360 a	1,675 a	1,747 a	2,084 a	2,308 b	**	3,030 a	1,674 a	1,823 a
Total	982 a	1,060 a	1,175 a	1,268 a	1,643 a	1,757 a	2,070 b	2,105 a	1,233 a	1,324 a
Burnaby (Zones 12-14)										
Pre 1960	688 b	731 b	828 a	875 a	1,043 a	1,065 a	1,223 b	1,294 a	915 a	955 a
1960 - 1974	833 a	911 a	956 a	1,018 a	1,239 a	1,326 a	1,517 b	1,522 a	1,035 a	1,107 a
1975 - 1989	706 a	**	1,015 a	1,098 a	1,261 a	1,437 a	**	1,575 a	1,067 a	1,179 a
1990 - 2004	**	**	**	**	1,067 b	**	-	-	1,012 b	**
2005+	**	**	**	**	**	**	-	-	**	**
Total	806 a	881 a	957 a	1,019 a	1,222 a	1,318 a	1,431 a	1,473 a	1,031 a	1,105 a
New Westminster										
Pre 1960	677 b	737 b	816 a	864 a	971 a	1,058 b	**	1,288 c	833 a	902 a
1960 - 1974	720 a	770 a	858 a	905 a	1,114 a	1,145 a	1,488 a	1,459 b	916 a	960 a
1975 - 1989	723 a	852 a	919 b	1,009 a	1,192 b	1,300 a	-	-	983 b	1,097 a
1990 - 2004	**	**	807 a	901 a	1,088 a	1,210 b	**	**	938 a	1,053 b
2005+	**	**	**	**	**	**	**	**	**	**
Total	716 a	774 a	858 a	914 a	1,159 a	1,217 a	1,478 a	1,449 b	933 a	993 a
Surrey										
Pre 1960	**	**	670 a	711 a	867 a	909 a	**	**	858 a	896 a
1960 - 1974	677 a	735 a	756 a	831 a	915 a	945 a	1,092 a	1,146 a	850 a	904 a
1975 - 1989	688 a	746 a	805 a	894 a	996 a	1,106 a	1,174 a	1,298 a	886 a	985 a
1990 - 2004	-	-	867 b	949 a	986 a	1,127 b	**	1,270 b	981 a	1,106 b
2005+	-	-	**	**	**	**	-	-	**	**
Total	671 a	728 a	773 a	855 a	954 a	1,006 a	1,098 a	1,169 a	874 a	940 a
Vancouver CMA										
Pre 1960	890 a	991 a	1,073 a	1,133 a	1,417 a	1,477 a	1,761 b	1,755 b	1,132 a	1,196 a
1960 - 1974	926 a	990 a	1,061 a	1,139 a	1,327 a	1,390 a	1,590 a	1,562 a	1,112 a	1,184 a
1975 - 1989	831 a	898 a	962 a	1,036 a	1,238 a	1,325 a	1,433 a	1,487 a	1,059 a	1,134 a
1990 - 2004	1,072 a	1,163 a	1,278 a	1,354 a	1,489 a	1,608 a	1,635 a	1,547 b	1,336 a	1,422 a
2005+	1,234 a	1,323 a	1,584 a	1,643 a	1,926 a	1,974 a	2,388 a	2,325 b	1,651 a	1,735 a
Total	937 a	1,013 a	1,079 a	1,159 a	1,368 a	1,450 a	1,615 a	1,631 a	1,144 a	1,223 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
Pre 1960	n/a	18.9	n/a	16.6	n/a	13.0	n/a	**	n/a	16.3
1960 - 1974	n/a	15.8	n/a	14.0	n/a	9.7	n/a	**	n/a	13.8
1975 - 1989	n/a	**	n/a	17.5	n/a	13.4	n/a	**	n/a	16.9
1990 - 2004	n/a	19.9	n/a	19.6	n/a	15.9	n/a	**	n/a	18.5
2005+	n/a	**	n/a	22.1	n/a	20.5	n/a	**	n/a	22.8
Total	n/a	18.1	n/a	15.7	n/a	13.0	n/a	**	n/a	15.6
Burnaby (Zones 12-14)										
Pre 1960	n/a	**	n/a	14.6	n/a	11.8	n/a	22.5	n/a	14.8
1960 - 1974	n/a	24.0	n/a	16.0	n/a	16.3	n/a	12.5	n/a	16.4
1975 - 1989	n/a	**	n/a	17.5	n/a	**	n/a	**	n/a	15.2
1990 - 2004	n/a	**	n/a	**	n/a	**	n/a	-	n/a	**
2005+	n/a	**	n/a	**	n/a	**	n/a	-	n/a	**
Total	n/a	19.4	n/a	16.0	n/a	15.5	n/a	14.6	n/a	16.1
New Westminster										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	**	n/a	12.6	n/a	10.8	n/a	9.6	n/a	12.3
1975 - 1989	n/a	**	n/a	11.5	n/a	**	n/a	-	n/a	**
1990 - 2004	n/a	**	n/a	**	n/a	**	n/a	**	n/a	13.6
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	12.5	n/a	10.5	n/a	**	n/a	11.9
Surrey										
Pre 1960	n/a	**	n/a	6.7	n/a	39.0	n/a	**	n/a	33.3
1960 - 1974	n/a	**	n/a	16.6	n/a	16.9	n/a	**	n/a	17.3
1975 - 1989	n/a	16.5	n/a	20.8	n/a	21.3	n/a	19.4	n/a	20.8
1990 - 2004	n/a	-	n/a	13.0	n/a	12.7	n/a	**	n/a	12.4
2005+	n/a	-	n/a	**	n/a	**	n/a	-	n/a	**
Total	n/a	16.8	n/a	17.5	n/a	17.9	n/a	21.4	n/a	18.0
Vancouver CMA										
Pre 1960	n/a	18.3	n/a	16.1	n/a	13.2	n/a	**	n/a	15.8
1960 - 1974	n/a	17.0	n/a	14.4	n/a	12.9	n/a	15.0	n/a	14.4
1975 - 1989	n/a	16.1	n/a	17.0	n/a	15.7	n/a	16.4	n/a	16.5
1990 - 2004	n/a	19.6	n/a	21.4	n/a	15.4	n/a	12.7	n/a	18.9
2005+	n/a	**	n/a	24.4	n/a	**	n/a	**	n/a	27.4
Total	n/a	18.0	n/a	15.8	n/a	14.7	n/a	15.7	n/a	15.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	0.0	0.2	**	0.0	**	**	**	0.3	**
6 to 19 Units	0.8	0.5	0.8	0.9	1.2	0.7	0.0	**	0.9	0.8
20 to 49 Units	0.5	1.3	0.7	1.0	0.6	1.2	0.0	0.0	0.7	1.1
50 to 99 Units	0.3	0.5	0.4	0.5	0.2	0.6	0.0	0.0	0.4	0.5
100 to 199 Units	0.3	0.5	0.6	0.5	0.5	0.5	6.3	0.0	0.6	0.5
200+ Units	0.9	0.0	1.0	0.4	0.5	0.4	-	**	0.9	0.3
Total	0.5	0.8	0.7	0.8	0.7	0.9	0.4	1.2	0.6	0.8
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	**	**	**
6 to 19 Units	0.0	0.0	1.8	1.9	1.0	0.2	0.0	0.0	1.4	1.3
20 to 49 Units	1.3	0.8	1.0	0.6	0.9	0.8	3.7	0.6	1.1	0.7
50 to 99 Units	0.4	0.4	1.0	0.4	1.2	0.9	2.1	4.2	1.0	0.7
100 to 199 Units	0.0	0.0	1.1	0.9	2.0	1.5	**	**	1.3	1.0
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.7	0.5	1.1	0.8	1.3	0.9	2.3	1.5	1.2	0.8
New Westminster										
3 to 5 Units	**	**	**	**	**	0.0	**	**	**	**
6 to 19 Units	3.3	**	1.1	**	3.7	0.6	**	**	1.9	**
20 to 49 Units	0.9	0.4	1.0	0.2	0.4	0.0	0.0	0.0	0.8	0.2
50 to 99 Units	0.7	0.0	0.5	0.1	0.7	0.0	0.0	0.0	0.6	0.0
100 to 199 Units	1.6	0.0	0.4	0.3	0.0	0.3	0.0	0.0	0.4	0.3
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	1.4	0.4	0.8	0.5	0.8	0.1	0.0	0.0	0.9	0.4
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	**	**	3.9	1.2	**	**	3.7	1.0
20 to 49 Units	**	**	1.5	1.1	3.1	0.0	1.0	**	2.4	0.3
50 to 99 Units	5.7	0.0	1.6	0.5	1.2	0.5	1.1	0.5	1.4	0.5
100 to 199 Units	**	**	1.4	0.5	2.0	0.0	**	**	1.9	0.2
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	3.9	0.0	1.6	0.5	2.0	0.4	1.9	0.3	1.9	0.4
Vancouver CMA										
3 to 5 Units	**	0.0	1.0	**	0.2	**	0.8	**	0.7	2.0
6 to 19 Units	1.0	0.6	0.9	1.0	1.4	0.6	1.3	0.3	1.1	0.8
20 to 49 Units	0.6	1.2	0.8	0.8	0.9	0.7	0.9	0.5	0.8	0.8
50 to 99 Units	0.5	0.5	0.7	0.5	0.8	0.5	1.1	0.7	0.7	0.5
100 to 199 Units	0.4	0.3	0.6	0.4	0.7	1.4	0.5	5.4	0.6	0.7
200+ Units	1.1	0.0	1.1	0.4	1.3	0.2	**	**	1.4	0.3
Total	0.6	0.7	0.8	0.7	0.9	0.7	1.4	1.4	0.8	0.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
3 to 5 Units	718 a	911 a	979 b	1,007 b	1,304 a	1,364 a	**	1,735 d	1,161 b	1,211 b
6 to 19 Units	843 a	925 a	1,028 a	1,082 a	1,490 a	1,541 a	2,144 c	2,096 b	1,131 a	1,176 a
20 to 49 Units	930 a	1,002 a	1,100 a	1,188 a	1,613 a	1,703 a	1,845 b	1,649 b	1,164 a	1,244 a
50 to 99 Units	1,054 a	1,149 a	1,240 a	1,365 a	1,813 a	1,973 a	3,021 a	3,107 a	1,283 a	1,409 a
100 to 199 Units	1,082 a	1,133 a	1,391 a	1,509 a	2,014 a	2,244 a	3,134 a	3,715 a	1,426 a	1,558 a
200+ Units	1,149 a	1,261 a	1,456 a	1,529 a	1,983 a	2,144 a	-	**	1,456 a	1,547 a
Total	982 a	1,060 a	1,175 a	1,268 a	1,643 a	1,757 a	2,070 b	2,105 b	1,233 a	1,324 a
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	1,155 b	1,242 b	1,400 b	1,413 a	1,174 b	1,311 b
6 to 19 Units	712 a	752 a	841 a	885 a	1,078 a	1,129 a	1,478 b	1,582 a	919 a	970 a
20 to 49 Units	759 a	785 a	892 a	946 a	1,144 a	1,224 a	1,252 a	1,271 a	960 a	1,021 a
50 to 99 Units	735 a	789 a	890 a	952 a	1,191 a	1,275 a	1,645 a	1,824 a	982 a	1,055 a
100 to 199 Units	1,008 a	1,142 a	1,195 a	1,268 a	1,445 a	1,618 a	**	**	1,252 a	1,350 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	806 a	881 a	957 a	1,019 a	1,222 a	1,318 a	1,431 a	1,473 a	1,031 a	1,105 a
New Westminster										
3 to 5 Units	**	**	678 b	**	868 b	**	**	**	**	959 c
6 to 19 Units	648 a	680 a	806 a	837 a	965 a	1,084 a	1,147 b	1,135 b	822 a	875 a
20 to 49 Units	722 a	783 a	844 a	899 a	1,126 a	1,183 a	1,489 a	1,425 a	899 a	956 a
50 to 99 Units	698 a	764 a	873 a	922 a	1,229 b	1,270 b	1,432 a	1,595 b	986 a	1,046 a
100 to 199 Units	793 a	857 a	959 a	1,045 a	1,221 a	1,272 a	**	**	1,035 a	1,103 a
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	716 a	774 a	858 a	914 a	1,159 a	1,217 a	1,478 a	1,449 b	933 a	993 a
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	718 a	731 a	860 a	913 a	1,043 a	1,088 a	842 a	889 a
20 to 49 Units	**	**	797 a	874 a	978 a	1,005 a	1,083 a	1,140 a	927 a	978 a
50 to 99 Units	691 a	728 a	766 a	849 a	952 a	1,020 a	1,120 a	1,208 a	863 a	935 a
100 to 199 Units	**	**	763 a	888 a	**	**	**	**	824 a	908 a
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	671 a	728 a	773 a	855 a	954 a	1,006 a	1,098 a	1,169 a	874 a	940 a
Vancouver CMA										
3 to 5 Units	733 a	891 c	942 b	976 b	1,259 a	1,324 a	1,604 c	1,508 c	1,129 a	1,177 a
6 to 19 Units	812 a	880 a	976 a	1,027 a	1,333 a	1,375 a	1,636 a	1,586 a	1,076 a	1,117 a
20 to 49 Units	888 a	957 a	1,016 a	1,093 a	1,315 a	1,390 a	1,506 a	1,411 a	1,081 a	1,154 a
50 to 99 Units	967 a	1,056 a	1,051 a	1,139 a	1,298 a	1,386 a	1,546 a	1,722 a	1,116 a	1,209 a
100 to 199 Units	1,057 a	1,120 a	1,336 a	1,434 a	1,754 a	1,861 a	2,350 a	2,055 a	1,392 a	1,492 a
200+ Units	1,119 a	1,250 a	1,383 a	1,485 a	1,625 a	1,903 a	**	**	1,376 a	1,511 a
Total	937 a	1,013 a	1,079 a	1,159 a	1,368 a	1,450 a	1,615 a	1,631 a	1,144 a	1,223 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA												
Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	-	-	0.0	0.0	0.2	0.9	0.9	0.4	0.5	0.5	-	-
English Bay	**	**	0.5	0.6	0.5	0.8	0.2	1.1	0.3	0.7	**	**
Downtown	**	**	0.5	0.3	0.5	1.4	0.3	0.1	0.6	0.3	2.0	0.6
West End/Downtown (Zones 1-3)	0.0	**	0.4	0.4	0.4	1.0	0.4	0.5	0.5	0.4	1.3	0.4
South Granville/Oak	0.0	**	1.1	0.6	0.5	0.7	0.1	0.6	**	**	-	-
Kitsilano/Point Grey	0.0	**	1.0	1.4	0.4	1.2	0.2	0.9	**	**	**	**
Westside/Kerrisdale	0.0	0.0	1.3	1.1	1.9	4.1	0.7	0.4	**	**	-	**
Marpole	**	**	1.0	0.2	1.0	0.8	0.3	0.7	-	-	-	-
Mount Pleasant/Renfrew Heights	0.0	0.7	0.4	1.2	0.6	0.7	0.4	0.5	**	**	**	**
East Hastings	0.0	**	0.4	0.5	0.7	0.9	0.7	0.4	**	**	-	-
Southeast Vancouver	3.0	5.2	2.5	**	1.2	0.0	**	0.0	0.4	0.4	**	**
City of Vancouver (Zones 1-10)	0.3	**	0.9	0.8	0.7	1.1	0.4	0.5	0.6	0.5	0.9	0.3
University Endowment Lands	-	-	**	**	**	**	0.3	0.0	0.0	**	-	-
Central Park/Metrotown	**	**	1.6	1.2	0.9	0.9	1.2	0.3	1.7	0.9	**	**
Southeast Burnaby	**	**	2.1	1.3	1.2	0.3	0.7	1.2	**	**	-	-
North Burnaby	**	**	0.7	**	1.2	0.7	1.0	0.8	0.9	1.2	-	-
Burnaby (Zones 12-14)	**	**	1.4	1.3	1.1	0.7	1.0	0.7	1.3	1.0	**	**
New Westminster	**	**	1.9	**	0.8	0.2	0.6	0.0	0.4	0.3	-	-
North Vancouver City	**	**	0.7	0.4	0.4	0.2	0.2	0.9	0.0	0.0	-	-
North Vancouver DM	**	**	0.0	0.0	2.5	0.8	**	**	**	**	-	-
West Vancouver	**	**	**	**	0.5	0.6	0.6	0.0	0.4	0.0	-	-
Richmond	**	**	**	**	0.6	1.2	1.2	0.9	-	-	-	-
Delta	**	**	0.0	0.0	1.2	0.0	0.4	0.0	**	**	-	-
Surrey	**	**	3.7	1.0	2.4	0.3	1.4	0.5	1.9	0.2	**	**
White Rock	0.0	0.0	2.7	0.5	0.2	0.0	0.9	**	-	-	-	-
Langley City and Langley DM	2.7	**	**	**	1.6	1.3	1.6	1.0	**	-	-	-
Tri-Cities	**	**	2.7	0.0	1.2	1.3	0.7	0.5	**	**	**	-
Maple Ridge/Pitt Meadows	**	**	6.4	3.7	1.7	0.4	0.3	**	-	-	-	-
Vancouver CMA	**0.7**	**2.0**	**1.1**	**0.8**	**0.8**	**0.8**	**0.7**	**0.5**	**0.6**	**0.7**	**1.4**	**0.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	13.0
6 to 19 Units	n/a	14.6	n/a	15.9	n/a	11.1	n/a	**	n/a	14.6
20 to 49 Units	n/a	16.2	n/a	14.5	n/a	11.7	n/a	**	n/a	14.2
50 to 99 Units	n/a	20.4	n/a	14.2	n/a	11.8	n/a	**	n/a	15.1
100 to 199 Units	n/a	20.7	n/a	19.7	n/a	23.2	n/a	27.9	n/a	20.3
200+ Units	n/a	24.7	n/a	**	n/a	25.7	n/a	-	n/a	20.6
Total	n/a	18.1	n/a	15.7	n/a	13.0	n/a	**	n/a	15.6
Burnaby (Zones 12-14)										
3 to 5 Units	n/a	-	n/a	**	n/a	**	n/a	19.8	n/a	**
6 to 19 Units	n/a	**	n/a	13.8	n/a	11.9	n/a	**	n/a	13.4
20 to 49 Units	n/a	12.3	n/a	13.6	n/a	10.9	n/a	11.1	n/a	12.7
50 to 99 Units	n/a	8.0	n/a	15.0	n/a	13.2	n/a	24.0	n/a	14.2
100 to 199 Units	n/a	48.7	n/a	22.6	n/a	26.2	n/a	**	n/a	24.4
200+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	19.4	n/a	16.0	n/a	15.5	n/a	14.6	n/a	16.1
New Westminster										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	10.8
20 to 49 Units	n/a	**	n/a	14.1	n/a	12.7	n/a	22.8	n/a	14.6
50 to 99 Units	n/a	**	n/a	8.4	n/a	6.5	n/a	3.2	n/a	7.4
100 to 199 Units	n/a	**	n/a	15.6	n/a	16.9	n/a	**	n/a	15.1
200+ Units	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Total	n/a	**	n/a	12.5	n/a	10.5	n/a	**	n/a	11.9
Surrey										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	-	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	**	n/a	25.9	n/a	27.9
20 to 49 Units	n/a	**	n/a	5.6	n/a	11.6	n/a	23.0	n/a	11.3
50 to 99 Units	n/a	27.8	n/a	20.0	n/a	**	n/a	**	n/a	19.5
100 to 199 Units	n/a	**	n/a	13.6	n/a	26.2	n/a	**	n/a	18.1
200+ Units	n/a	**	n/a	**	n/a	**	n/a	-	n/a	**
Total	n/a	16.8	n/a	17.5	n/a	17.9	n/a	21.4	n/a	18.0
Vancouver CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	10.8	n/a	**	n/a	12.9
6 to 19 Units	n/a	13.5	n/a	15.5	n/a	11.8	n/a	11.4	n/a	14.2
20 to 49 Units	n/a	16.3	n/a	14.4	n/a	12.4	n/a	12.9	n/a	14.1
50 to 99 Units	n/a	17.4	n/a	14.5	n/a	15.7	n/a	19.3	n/a	15.2
100 to 199 Units	n/a	24.0	n/a	21.3	n/a	23.1	n/a	17.7	n/a	21.9
200+ Units	n/a	27.5	n/a	18.7	n/a	26.7	n/a	**	n/a	22.2
Total	n/a	18.0	n/a	15.8	n/a	14.7	n/a	15.7	n/a	15.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
City of Vancouver (Zones 1-10)										
LT $750	0.1 b	0.6 b	0.3 b	0.7 b	**	**	**	**	0.2 b	0.6 b
$750 - $999	0.6 a	0.8 a	0.9 a	0.7 a	1.3 d	0.5 b	**	**	0.8 a	0.7 a
$1000 - $1249	0.5 a	0.7 a	0.7 a	0.6 a	0.6 a	0.4 a	**	**	0.7 a	0.6 a
$1250 - $1499	0.5 a	0.6 a	0.5 a	0.5 a	0.7 a	0.9 a	0.0 d	0.0 d	0.5 a	0.6 a
$1500 - $1749	**	2.3 c	0.9 a	0.7 a	0.9 a	0.5 a	0.0 d	0.0 d	0.9 a	0.8 a
$1750+	**	**	1.1 a	1.4 a	0.7 a	1.1 a	0.4 b	**	0.8 a	1.3 a
Total	0.5 a	0.8 a	0.7 a	0.8 a	0.7 a	0.9 a	0.4 b	1.2 d	0.6 a	0.8 a
Burnaby (Zones 12-14)										
LT $750	0.4 b	0.8 d	0.4 b	0.0 a	**	**	**	**	0.4 a	0.4 b
$750 - $999	1.0 a	0.5 a	1.1 a	0.7 a	1.2 a	0.5 b	**	**	1.1 a	0.7 a
$1000 - $1249	0.8 a	0.0 a	1.3 a	0.5 a	1.0 a	0.4 a	0.0 d	1.3 a	1.0 a	0.5 a
$1250 - $1499	**	0.0 a	2.1 a	0.6 a	1.6 a	0.3 a	4.6 d	0.0 d	2.0 a	0.4 a
$1500 - $1749	**	**	0.5 a	2.4 a	1.9 a	1.7 b	2.7 c	**	1.5 a	1.9 a
$1750+	**	**	**	80.0 a	4.2 a	3.8 a	4.8 b	4.3 b	4.4 a	4.8 a
Total	0.7 a	0.5 a	1.1 a	0.8 a	1.3 a	0.9 a	2.3 b	1.5 a	1.2 a	0.8 a
New Westminster										
LT $750	1.4 a	1.2 d	1.0 a	**	**	**	**	**	1.2 a	**
$750 - $999	1.3 a	0.0 a	0.9 a	0.3 b	0.2 b	0.0 a	**	**	0.9 a	0.3 b
$1000 - $1249	**	**	0.3 b	0.2 b	0.7 a	0.0 b	0.0 d	0.0 d	0.7 a	0.1 b
$1250 - $1499	**	**	**	0.9 d	0.6 a	0.5 b	0.0 d	0.0 d	0.5 a	0.5 a
$1500 - $1749	**	**	**	**	0.0 a	0.5 a	**	**	0.0 a	0.9 d
$1750+	**	**	**	**	**	**	**	**	**	**
Total	1.4 a	0.4 a	0.8 a	0.5 a	0.8 a	0.1 a	0.0 b	0.0 b	0.9 a	0.4 a
Surrey										
LT $750	2.1 b	0.0 a	2.3 a	0.8 a	**	**	**	**	2.3 a	1.1 a
$750 - $999	7.0 b	**	1.1 a	0.5 a	1.4 a	0.1 a	**	**	1.3 a	0.4 a
$1000 - $1249	**	**	**	0.0 a	0.8 a	0.5 a	0.8 a	0.3 a	0.8 a	0.4 a
$1250 - $1499	**	**	**	**	**	**	**	**	9.0 c	0.0 a
$1500 - $1749	**	**	**	**	**	**	**	**	**	**
$1750+	**	**	**	**	**	**	**	**	**	**
Total	3.9 b	0.0 a	1.6 a	0.5 a	2.0 a	0.4 a	1.9 c	0.3 a	1.9 a	0.4 a
Vancouver CMA										
LT $750	0.7 a	0.9 a	1.2 a	0.8 a	0.0 c	2.8 c	**	**	1.0 a	0.9 a
$750 - $999	0.6 a	0.7 a	1.0 a	0.6 a	1.3 a	0.2 a	2.0 d	0.0 d	1.0 a	0.6 a
$1000 - $1249	0.6 a	0.6 a	0.7 a	0.5 a	0.6 a	0.8 a	1.5 a	0.5 a	0.7 a	0.6 a
$1250 - $1499	0.6 a	0.6 a	0.6 a	0.6 a	1.0 a	0.5 a	2.0 b	3.1 d	0.7 a	0.6 a
$1500 - $1749	**	1.9 c	0.9 a	0.8 a	0.8 a	0.6 a	1.0 a	0.4 b	0.9 a	0.8 a
$1750+	**	**	0.9 a	1.3 a	0.8 a	1.0 a	0.8 a	1.7 c	0.9 a	1.2 a
Total	0.6 a	0.7 a	0.8 a	0.7 a	0.9 a	0.7 a	1.4 a	1.4 a	0.8 a	0.7 a

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	3.0	9.1	**	**	5.7	8.6
West End/Downtown (Zones 1-3)	-	-	**	**	3.0	9.1	**	**	5.7	8.6
South Granville/Oak	**	**	**	**	0.0	0.0	-	-	0.0	0.0
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	0.0	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	0.0	**	0.0	0.0	**	**	0.0	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	0.6	2.9	0.9	0.0	0.6	1.5
University Endowment Lands	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	-	**	**	**
North Burnaby	-	-	-	-	**	**	2.1	0.5	1.8	0.4
Burnaby (Zones 12-14)	-	-	-	-	**	**	2.1	0.5	1.7	0.4
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	2.2	**
North Vancouver DM	**	**	**	**	**	1.6	1.4	0.7	1.4	0.9
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	0.0	0.8	1.8	0.5	1.2	0.6
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	**	**	1.9	**	1.8	**
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1.9	**	1.3	0.0	1.5	0.0
Tri-Cities	-	-	**	**	0.9	0.9	0.5	0.3	0.6	0.4
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.0**	**0.0**	**1.2**	**0.0**	**0.5**	**1.1**	**1.4**	**0.3**	**1.1**	**0.5**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	2,851 a	3,326 a	**	**	2,812 a	3,325 a
West End/Downtown (Zones 1-3)	-	-	**	**	2,851 a	3,326 a	**	**	2,812 a	3,325 a
South Granville/Oak	**	**	**	**	1,958 a	2,264 a	-	-	1,886 a	2,155 a
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	2,225 a	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	1,025 a	**	1,348 a	**	**	1,520 a	1,511 a
Southeast Vancouver	-	-	**	**	**	**	**	**	**	2,246
City of Vancouver (Zones 1-10)	**	**	1,015 a	1,143 a	1,872 a	2,132 a	1,769 a	1,714 a	1,705 a	1,854 a
University Endowment Lands	1,252 a	1,306 a	-	-	2,097 a	2,076 a	-	-	1,802 a	1,807 a
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	-	**	**	**
North Burnaby	-	-	-	-	**	**	1,545 a	1,762 a	1,567 a	1,810 a
Burnaby (Zones 12-14)	-	-	-	-	**	**	1,545 a	1,762 a	1,560 a	1,787 a
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	1,857 a	**
North Vancouver DM	**	**	**	**	1,621 a	1,682 a	2,045 a	2,127 a	1,927 a	1,985 a
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1,467 a	1,647 a	1,592 a	1,752 a	1,539 a	1,710 a
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	**	**	1,384 a	1,401 a	1,364 a	1,366 a
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1,192 a	**	1,416 b	1,446 b	1,356 b	1,409 b
Tri-Cities	-	-	**	**	1,491 a	1,386 a	1,479 a	1,597 a	1,479 a	1,548 a
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**1,229 a**	**1,326 a**	**1,000 a**	**1,132 a**	**1,600 a**	**1,718 a**	**1,594 a**	**1,684 a**	**1,575 a**	**1,677 a**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
English Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown	0	0	1	1	33	33	1	1	35	35
West End/Downtown (Zones 1-3)	**0**	**0**	**1**	**1**	**33**	**33**	**1**	**1**	**35**	**35**
South Granville/Oak	7	7	2	2	31	31	0	0	40	40
Kitsilano/Point Grey	0	0	2	2	15	15	0	0	17	17
Westside/Kerrisdale	0	0	0	0	7	5	18	2	25	7
Marpole	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	16	16	32	32	76	76	126	126
Southeast Vancouver	0	0	1	1	8	23	10	10	19	34
City of Vancouver (Zones 1-10)	**9**	**9**	**47**	**47**	**159**	**172**	**113**	**97**	**328**	**325**
University Endowment Lands	44	44	0	0	82	82	0	0	126	126
Central Park/Metrotown	0	0	0	0	4	4	0	0	4	4
Southeast Burnaby	0	0	0	0	3	5	0	2	3	7
North Burnaby	0	0	0	0	44	44	210	210	254	254
Burnaby (Zones 12-14)	**0**	**0**	**0**	**0**	**51**	**53**	**210**	**212**	**261**	**265**
New Westminster	**0**	**0**	**1**	**1**	**23**	**23**	**26**	**26**	**50**	**50**
North Vancouver City	0	0	0	0	22	22	23	19	45	41
North Vancouver DM	3	3	18	18	105	126	294	302	420	449
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	9	9	267	267	395	400	671	676
Delta	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey	**0**	**0**	**6**	**6**	**28**	**38**	**283**	**267**	**317**	**311**
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City and Langley DM	0	0	0	0	56	56	190	196	246	252
Tri-Cities	0	0	3	4	115	116	405	399	523	519
Maple Ridge/Pitt Meadows	0	0	0	0	4	4	76	76	80	80
Vancouver CMA	**59**	**59**	**87**	**88**	**914**	**961**	**2,019**	**1,998**	**3,079**	**3,106**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	3.0	21.2	**	**	5.7	20.0
West End/Downtown (Zones 1-3)	-	-	**	**	3.0	21.2	**	**	5.7	20.0
South Granville/Oak	**	**	**	**	0.0	6.5	-	-	0.0	10.0
Kitsilano/Point Grey	-	-	**	**	**	**	-	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	0.0	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	0.0	**	0.0	0.0	**	**	0.0	**
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	0.6	6.9	0.9	0.0	0.6	4.3
University Endowment Lands	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0
Central Park/Metrotown	-	-	-	-	**	**	-	-	**	**
Southeast Burnaby	-	-	-	-	**	**	-	**	**	**
North Burnaby	-	-	-	-	**	**	2.1	1.5	1.8	1.3
Burnaby (Zones 12-14)	-	-	-	-	**	**	2.1	1.5	1.7	1.3
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	4.4	**
North Vancouver DM	**	**	**	**	**	1.6	1.8	0.7	1.6	0.9
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	0.4	1.2	2.0	0.5	1.5	0.8
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	**	**	1.9	0.8	1.8	0.7
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1.9	**	1.3	0.0	1.5	0.0
Tri-Cities	-	-	**	**	0.9	0.9	0.7	0.5	0.8	0.6
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.0**	**3.7**	**1.2**	**0.0**	**0.6**	**2.0**	**1.6**	**0.6**	**1.3**	**1.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	-0.1	17.6	**	**	-0.4	18.8
West End/Downtown (Zones 1-3)	-	-	**	**	-0.1	17.6	**	**	-0.4	18.8
South Granville/Oak	**	**	**	**	4.4	15.4	-	-	4.0	13.8
Kitsilano/Point Grey	-	-	-	**	-	**	-	-	-	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	20.2	**
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	**	**	**	**	3.5	2.8
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	++	9.2	2.9	11.4	4.1	3.4	3.9	8.6
University Endowment Lands	6.1	4.2	-	-	1.4	-1.0	-	-	2.5	0.3
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	-	**	**	**
North Burnaby	-	-	-	-	**	**	1.5	14.1	1.9	14.6
Burnaby (Zones 12-14)	-	-	-	-	**	**	1.5	14.1	2.2	14.3
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	7.8	**
North Vancouver DM	**	**	**	**	3.5	**	1.1	4.5	1.5	4.0
West Vancouver	**	-	**	-	**	-	**	-	**	-
Richmond	-	-	**	**	4.3	7.9	2.5	9.7	3.9	8.4
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	**	**	5.1	2.4	4.9	2.7
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	**	**	**	++	**	++
Tri-Cities	-	-	**	**	21.4	**	4.4	**	8.4	4.1
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**3.8**	**3.8**	**4.1**	**	**8.4**	**3.7**	**4.2**	**6.6**	**5.1**	**5.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
English Bay	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Downtown	n/a	-	n/a	**	n/a	15.2	n/a	**	n/a	17.1
West End/Downtown (Zones 1-3)	**n/a**	**-**	**n/a**	****	**n/a**	**15.2**	**n/a**	****	**n/a**	**17.1**
South Granville/Oak	n/a	**	n/a	**	n/a	19.4	n/a	-	n/a	15.0
Kitsilano/Point Grey	n/a	-	n/a	**	n/a	**	n/a	-	n/a	**
Westside/Kerrisdale	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Marpole	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Mount Pleasant/Renfrew Heights	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
East Hastings	n/a	**	n/a	**	n/a	18.8	n/a	**	n/a	17.2
Southeast Vancouver	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
City of Vancouver (Zones 1-10)	**n/a**	****	**n/a**	**13.5**	**n/a**	**14.2**	**n/a**	**14.0**	**n/a**	**13.7**
University Endowment Lands	n/a	38.6	n/a	-	n/a	61.0	n/a	-	n/a	53.2
Central Park/Metrotown	n/a	-	n/a	-	n/a	**	n/a	-	n/a	**
Southeast Burnaby	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
North Burnaby	n/a	-	n/a	-	n/a	**	n/a	10.3	n/a	9.7
Burnaby (Zones 12-14)	**n/a**	**-**	**n/a**	**-**	**n/a**	****	**n/a**	**10.3**	**n/a**	**9.5**
New Westminster	**n/a**	**-**	**n/a**	****	**n/a**	****	**n/a**	****	**n/a**	****
North Vancouver City	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
North Vancouver DM	n/a	**	n/a	**	n/a	13.8	n/a	7.8	n/a	9.3
West Vancouver	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Richmond	n/a	-	n/a	**	n/a	4.3	n/a	5.4	n/a	4.9
Delta	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Surrey	**n/a**	**-**	**n/a**	****	**n/a**	****	**n/a**	****	**n/a**	**10.7**
White Rock	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Langley City and Langley DM	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Tri-Cities	n/a	-	n/a	**	n/a	**	n/a	13.1	n/a	**
Maple Ridge/Pitt Meadows	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Vancouver CMA	**n/a**	****	**n/a**	****	**n/a**	**17.4**	**n/a**	**9.1**	**n/a**	**12.5**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	0.6	0.6	0.6	0.5	0.4	1.5	0.0	0.0	0.5	0.6
English Bay	0.0	0.5	0.4	0.8	0.3	1.1	3.8	0.0	0.3	0.8
Downtown	0.5	1.1	0.7	0.4	0.3	0.3	2.8	0.0	0.6	0.5
West End/Downtown (Zones 1-3)	0.4	0.8	0.6	0.5	0.3	0.8	1.9	0.0	0.5	0.6
South Granville/Oak	0.3	0.4	0.5	0.7	1.1	0.9	0.0	0.0	0.6	0.7
Kitsilano/Point Grey	0.7	1.8	0.5	1.1	0.8	1.2	0.0	0.0	0.6	1.2
Westside/Kerrisdale	0.6	0.7	2.0	2.3	1.1	1.5	0.0	**	1.6	2.0
Marpole	0.8	0.0	1.0	0.6	1.1	1.0	0.0	0.0	1.0	0.6
Mount Pleasant/Renfrew Heights	0.3	0.4	0.4	0.8	0.3	0.8	0.0	0.0	0.4	0.8
East Hastings	0.6	0.6	0.6	0.7	0.3	0.8	0.0	2.7	0.5	0.8
Southeast Vancouver	2.0	1.6	1.1	0.7	0.5	0.9	1.5	0.0	1.0	0.8
City of Vancouver (Zones 1-10)	0.5	0.8	0.7	0.8	0.7	1.0	0.5	1.0	0.6	0.8
University Endowment Lands	0.0	0.0	0.0	0.0	0.0	0.0	1.5	**	0.1	0.0
Central Park/Metrotown	0.9	0.3	1.3	0.7	1.2	1.0	1.6	**	1.3	0.8
Southeast Burnaby	1.9	0.8	1.0	0.8	1.6	0.3	1.4	0.6	1.2	0.7
North Burnaby	0.0	0.4	0.9	1.0	1.0	0.9	2.6	1.2	1.0	1.0
Burnaby (Zones 12-14)	0.7	0.5	1.1	0.8	1.2	0.8	2.2	1.1	1.2	0.8
New Westminster	1.4	0.4	0.8	0.5	0.8	0.1	0.0	0.0	0.9	0.4
North Vancouver City	0.0	0.6	0.4	0.3	0.5	0.3	1.6	0.0	0.4	0.3
North Vancouver DM	0.0	0.0	0.8	0.0	0.8	0.5	1.1	0.4	0.8	0.3
West Vancouver	1.2	0.4	0.4	0.2	0.5	0.0	**	**	0.5	0.2
Richmond	0.4	2.5	1.5	1.0	0.4	0.7	1.5	0.6	1.0	0.9
Delta	1.6	0.0	0.6	0.0	0.5	0.0	0.0	0.0	0.6	0.0
Surrey	3.9	0.0	1.6	0.5	2.0	0.4	1.9	0.2	1.9	0.4
White Rock	3.0	0.0	0.8	0.1	0.3	0.0	0.0	**	0.8	0.1
Langley City and Langley DM	1.2	2.4	1.9	1.4	1.1	0.5	1.0	0.4	1.5	1.0
Tri-Cities	0.6	1.1	0.8	0.8	1.3	2.3	2.1	2.9	1.1	1.6
Maple Ridge/Pitt Meadows	**	0.0	1.6	0.7	1.6	0.2	0.8	0.0	1.5	0.4
Vancouver CMA	**0.6**	**0.7**	**0.8**	**0.7**	**0.9**	**0.7**	**1.4**	**0.9**	**0.8**	**0.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	1,028	1,050	1,274	1,366	1,975	2,109	3,156	3,158	1,336	1,418
English Bay	1,021	1,133	1,308	1,441	1,908	2,110	2,854	**	1,341	1,473
Downtown	1,084	1,157	1,331	1,434	1,992	2,252	2,661	3,101	1,366	1,476
West End/Downtown (Zones 1-3)	1,059	1,130	1,313	1,425	1,964	2,183	2,903	3,211	1,353	1,464
South Granville/Oak	980	1,051	1,200	1,295	1,704	1,789	2,166	2,199	1,267	1,359
Kitsilano/Point Grey	988	1,055	1,194	1,314	1,730	1,819	2,978	2,665	1,286	1,392
Westside/Kerrisdale	936	965	1,170	1,264	1,822	1,884	2,468	2,683	1,397	1,454
Marpole	776	815	889	955	1,157	1,200	1,269	1,394	928	985
Mount Pleasant/Renfrew Heights	902	998	1,036	1,103	1,366	1,458	1,624	1,672	1,077	1,148
East Hastings	846	975	971	1,000	1,273	1,307	1,499	1,537	1,015	1,061
Southeast Vancouver	943	958	1,009	1,159	1,330	1,461	1,296	1,342	1,122	1,239
City of Vancouver (Zones 1-10)	982	1,061	1,175	1,268	1,647	1,763	2,009	2,035	1,236	1,327
University Endowment Lands	1,288	1,334	1,513	1,569	2,003	2,061	2,510	2,358	1,720	1,766
Central Park/Metrotown	858	979	963	1,034	1,272	1,372	1,638	1,741	1,045	1,125
Southeast Burnaby	733	767	844	901	1,037	1,099	1,270	1,265	905	970
North Burnaby	780	820	1,013	1,062	1,273	1,383	1,489	1,663	1,112	1,193
Burnaby (Zones 12-14)	806	881	957	1,019	1,227	1,326	1,477	1,573	1,042	1,119
New Westminster	716	774	858	914	1,158	1,216	1,433	1,408	933	993
North Vancouver City	921	1,001	1,084	1,176	1,374	1,439	1,672	1,818	1,163	1,249
North Vancouver DM	956	1,011	1,144	1,222	1,487	1,488	1,914	1,968	1,462	1,517
West Vancouver	1,107	1,237	1,399	1,484	2,168	2,229	3,364	3,670	1,669	1,746
Richmond	843	901	1,025	1,083	1,326	1,405	1,593	1,721	1,223	1,304
Delta	679	689	811	849	1,051	1,113	1,194	**	920	963
Surrey	671	728	773	855	953	1,006	1,220	1,259	898	960
White Rock	760	792	865	893	1,087	1,093	1,592	**	918	943
Langley City and Langley DM	685	705	806	889	1,010	1,156	1,353	1,387	943	1,046
Tri-Cities	712	761	862	897	1,111	1,130	1,403	1,475	1,005	1,042
Maple Ridge/Pitt Meadows	620	624	740	762	941	954	1,284	1,330	858	864
Vancouver CMA	**938**	**1,015**	**1,079**	**1,159**	**1,375**	**1,459**	**1,605**	**1,656**	**1,156**	**1,236**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	725	725	2,627	2,626	483	482	41	41	3,876	3,874
English Bay	886	883	5,187	5,171	690	687	26	29	6,789	6,770
Downtown	2,161	2,209	6,935	7,122	1,254	1,305	35	28	10,385	10,664
West End/Downtown (Zones 1-3)	3,772	3,817	14,749	14,919	2,427	2,474	102	98	21,050	21,308
South Granville/Oak	1,337	1,337	4,920	4,928	1,484	1,491	49	49	7,790	7,805
Kitsilano/Point Grey	853	847	4,960	4,969	1,328	1,346	46	53	7,187	7,215
Westside/Kerrisdale	204	219	1,710	1,861	937	913	114	91	2,965	3,084
Marpole	364	371	2,900	2,896	718	712	21	21	4,003	4,000
Mount Pleasant/Renfrew Heights	951	939	4,341	4,405	977	1,007	93	92	6,362	6,443
East Hastings	891	870	3,283	3,325	775	971	146	147	5,095	5,313
Southeast Vancouver	234	234	1,124	1,208	638	664	70	69	2,066	2,175
City of Vancouver (Zones 1-10)	8,606	8,634	37,987	38,511	9,284	9,578	641	620	56,518	57,343
University Endowment Lands	125	125	665	665	548	548	65	65	1,403	1,403
Central Park/Metrotown	360	347	4,145	4,070	1,599	1,577	55	51	6,159	6,045
Southeast Burnaby	145	143	1,358	1,360	717	714	142	144	2,362	2,361
North Burnaby	290	291	2,299	2,312	1,136	1,126	399	406	4,124	4,135
Burnaby (Zones 12-14)	795	781	7,802	7,742	3,452	3,417	596	601	12,645	12,541
New Westminster	769	761	5,073	5,094	2,070	2,097	156	158	8,068	8,110
North Vancouver City	487	495	3,662	3,620	1,854	1,880	56	52	6,059	6,047
North Vancouver DM	183	183	359	373	417	580	409	444	1,368	1,580
West Vancouver	236	236	1,317	1,317	690	690	98	98	2,341	2,341
Richmond	238	237	1,263	1,262	1,432	1,428	544	544	3,477	3,471
Delta	74	74	858	860	756	757	36	36	1,724	1,727
Surrey	132	133	2,603	2,599	2,498	2,508	668	652	5,901	5,892
White Rock	78	77	927	927	365	366	8	7	1,378	1,377
Langley City and Langley DM	88	88	1,043	1,015	1,026	1,061	239	245	2,396	2,409
Tri-Cities	192	191	2,575	2,487	1,832	1,822	592	586	5,191	5,086
Maple Ridge/Pitt Meadows	14	25	854	918	562	578	125	125	1,555	1,646
Vancouver CMA	**12,017**	**12,040**	**66,988**	**67,390**	**26,786**	**27,310**	**4,233**	**4,233**	**110,024**	**110,973**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	0.6	0.7	1.0	0.6	0.4	1.5	4.8	0.0	0.9	0.7
English Bay	0.4	0.5	0.7	0.8	0.6	1.3	3.8	0.0	0.6	0.8
Downtown	0.9	2.6	1.3	2.1	0.5	3.3	2.8	0.0	1.1	2.3
West End/Downtown (Zones 1-3)	0.7	1.7	1.0	1.4	0.5	2.4	3.8	0.0	0.9	1.6
South Granville/Oak	0.7	1.4	0.8	1.3	1.2	1.9	0.0	0.0	0.9	1.4
Kitsilano/Point Grey	1.0	2.0	0.9	1.5	1.6	1.6	0.0	**	1.1	1.6
Westside/Kerrisdale	0.6	0.7	2.6	2.7	1.7	2.4	0.0	**	2.1	2.4
Marpole	2.0	0.7	1.3	0.8	1.4	1.0	0.0	0.0	1.4	0.8
Mount Pleasant/Renfrew Heights	0.7	0.4	0.7	0.8	0.5	0.8	0.0	0.0	0.6	0.8
East Hastings	1.2	0.6	0.8	1.2	0.7	0.8	1.0	3.3	0.9	1.1
Southeast Vancouver	2.0	3.1	1.2	1.4	0.6	1.1	1.5	0.0	1.1	1.4
City of Vancouver (Zones 1-10)	0.9	1.4	1.0	1.3	1.0	1.7	1.1	1.4	1.0	1.4
University Endowment Lands	0.0	0.0	0.3	0.0	0.2	0.6	1.5	**	0.3	0.2
Central Park/Metrotown	1.8	0.3	1.6	0.9	1.8	1.3	1.6	**	1.7	1.0
Southeast Burnaby	1.9	0.8	1.1	1.2	1.6	0.5	2.9	0.6	1.4	0.9
North Burnaby	0.8	1.5	1.4	2.1	1.6	1.7	3.3	2.1	1.6	1.9
Burnaby (Zones 12-14)	1.4	0.8	1.5	1.3	1.7	1.3	3.0	1.7	1.6	1.3
New Westminster	1.6	0.5	1.2	0.8	1.1	0.3	0.7	0.6	1.2	0.6
North Vancouver City	0.6	0.8	0.9	1.3	1.3	0.9	3.3	0.0	1.1	1.1
North Vancouver DM	0.0	0.0	1.4	0.3	1.3	0.6	1.3	0.4	1.2	0.4
West Vancouver	1.2	1.3	1.0	0.8	0.5	0.0	**	**	0.9	0.6
Richmond	0.8	2.5	1.6	1.2	0.8	0.9	1.7	0.6	1.2	1.1
Delta	1.6	0.0	0.7	0.4	1.3	0.3	0.0	0.0	1.0	0.3
Surrey	3.9	0.7	1.7	0.7	2.1	0.6	1.9	0.6	2.0	0.7
White Rock	4.4	0.0	1.8	0.1	0.3	0.0	0.0	**	1.5	0.1
Langley City and Langley DM	1.2	4.6	2.5	1.8	1.1	0.7	1.0	0.4	1.7	1.3
Tri-Cities	0.6	1.1	1.1	1.2	2.0	3.1	2.4	3.1	1.6	2.1
Maple Ridge/Pitt Meadows	**	0.0	1.7	1.1	2.0	0.4	0.8	0.0	1.7	0.7
Vancouver CMA	**1.0**	**1.3**	**1.2**	**1.2**	**1.3**	**1.2**	**1.7**	**1.1**	**1.2**	**1.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
West End/Stanley Park	7.3 b	3.1 c	5.6 a	6.3 b	3.7 c	5.3 c	**	**	6.1 a	5.3 b
English Bay	5.1 b	10.0 b	6.2 b	10.8 d	6.8 c	7.4 b	6.7 c	++	6.4 b	10.7 d
Downtown	4.6 b	7.0 b	4.0 b	6.6 b	4.6 b	7.8 d	**	**	4.6 a	6.4 b
West End/Downtown (Zones 1-3)	5.3 a	7.0 a	5.0 a	7.9 a	5.2 a	7.2 a	5.7 a	5.6 a	5.5 a	7.6 a
South Granville/Oak	5.5 c	7.8 b	5.5 c	7.8 b	**	7.3 c	4.1 c	++	5.0 b	7.6 b
Kitsilano/Point Grey	4.7 c	5.8 c	3.0 c	9.7 d	6.2 c	5.7 c	++	++	3.9 c	8.7 d
Westside/Kerrisdale	5.0 d	5.4 d	++	5.4 d	6.4 b	++	++	++	2.7 c	4.1 c
Marpole	4.2 c	5.2 c	3.5 c	7.2 c	2.5 b	5.8 c	**	4.8 d	3.2 c	6.3 c
Mount Pleasant/Renfrew Heights	3.1 c	6.8 c	4.0 c	7.4 b	5.3 d	6.0 c	++	++	3.3 c	7.5 c
East Hastings	**	5.8 d	3.1 d	3.6 d	**	5.0 c	1.3 a	++	2.3 c	4.3 c
Southeast Vancouver	2.7 b	3.3 c	2.0 a	3.8 b	1.0 a	4.6 b	3.5 b	2.7 d	2.2 a	3.6 b
City of Vancouver (Zones 1-10)	4.5 a	6.5 a	4.1 a	7.3 a	4.9 a	6.0 a	4.2 a	**	4.3 a	7.0 a
University Endowment Lands	7.0 b	3.7 d	3.5 b	2.0 d	4.1 b	2.3 d	4.9 c	1.8 d	4.5 b	2.5 d
Central Park/Metrotown	1.8 b	9.8 d	3.1 b	7.2 c	3.4 b	7.2 c	++	**	3.4 b	7.4 c
Southeast Burnaby	4.6 d	**	1.5 a	5.7 b	1.8 c	6.5 b	++	++	2.0 b	6.2 b
North Burnaby	1.2 d	3.8 b	3.1 c	4.9 b	2.6 b	8.2 a	1.1 d	7.1 b	1.7 b	6.4 b
Burnaby (Zones 12-14)	2.3 a	6.2 a	2.8 a	6.3 a	2.9 a	7.4 a	3.1 d	6.1 a	2.6 a	6.8 a
New Westminster	++	7.2 a	2.5 a	5.4 a	2.6 b	3.8 d	2.8 c	3.8 d	2.6 a	5.1 a
North Vancouver City	5.7 c	6.1 c	4.8 c	6.4 c	3.8 d	6.8 c	5.7 d	**	4.0 c	6.7 c
North Vancouver DM	4.0 a	5.1 a	3.9 a	4.9 a	3.3 a	4.0 b	1.4 a	1.6 a	2.7 a	3.2 b
West Vancouver	11.2 d	**	**	5.6 b	5.5 b	5.2 c	-7.2 c	4.2 c	4.4 d	5.3 b
Richmond	2.0 a	4.2 a	3.9 b	6.8 c	5.7 b	5.1 b	6.6 b	3.8 c	5.3 a	6.1 a
Delta	++	**	++	6.4 c	1.2 a	5.9 b	**	**	0.8 d	5.9 c
Surrey	++	7.3 a	2.8 a	9.3 a	4.5 c	6.1 a	5.5 c	5.2 c	3.2 a	7.4 a
White Rock	**	**	3.8 b	2.9 c	3.0 c	++	**	**	3.5 c	2.2 c
Langley City and Langley DM	6.7 b	3.9 c	4.8 c	8.5 b	4.7 c	10.2 c	**	++	5.0 b	8.8 b
Tri-Cities	++	6.8 c	5.6 c	4.8 c	9.9 b	++	7.5 c	4.3 c	6.2 b	3.7 c
Maple Ridge/Pitt Meadows	-3.6 d	**	4.2 c	++	3.6 b	++	2.9 b	5.7 c	4.5 b	++
Vancouver CMA	**3.8** a	**6.4** a	**3.8** a	**6.8** a	**4.5** a	**5.7** a	**4.1** a	**4.8** a	**3.9** a	**6.4** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
West End/Stanley Park	n/a	13.7	n/a	11.9	n/a	11.9	n/a	**	n/a	12.3
English Bay	n/a	15.0	n/a	16.8	n/a	11.7	n/a	0.0	n/a	16.0
Downtown	n/a	23.5	n/a	18.0	n/a	16.0	n/a	**	n/a	18.8
West End/Downtown (Zones 1-3)	**n/a**	**19.4**	**n/a**	**16.5**	**n/a**	**13.9**	**n/a**	**	**n/a**	**16.7**
South Granville/Oak	n/a	19.7	n/a	16.6	n/a	14.2	n/a	0.0	n/a	16.5
Kitsilano/Point Grey	n/a	15.8	n/a	14.2	n/a	13.3	n/a	**	n/a	14.4
Westside/Kerrisdale	n/a	**	n/a	13.2	n/a	13.0	n/a	**	n/a	13.5
Marpole	n/a	**	n/a	13.2	n/a	9.3	n/a	0.0	n/a	12.7
Mount Pleasant/Renfrew Heights	n/a	**	n/a	15.7	n/a	9.4	n/a	**	n/a	14.8
East Hastings	n/a	12.2	n/a	13.3	n/a	8.0	n/a	14.6	n/a	12.3
Southeast Vancouver	n/a	26.8	n/a	23.1	n/a	22.4	n/a	**	n/a	22.6
City of Vancouver (Zones 1-10)	**n/a**	**18.1**	**n/a**	**15.7**	**n/a**	**13.0**	**n/a**	**13.8**	**n/a**	**15.6**
University Endowment Lands	n/a	40.8	n/a	**	n/a	**	n/a	**	n/a	**
Central Park/Metrotown	n/a	**	n/a	16.7	n/a	19.3	n/a	**	n/a	18.1
Southeast Burnaby	n/a	13.5	n/a	14.8	n/a	7.9	n/a	8.6	n/a	12.3
North Burnaby	n/a	8.9	n/a	15.7	n/a	14.3	n/a	15.4	n/a	14.8
Burnaby (Zones 12-14)	**n/a**	**19.4**	**n/a**	**16.0**	**n/a**	**15.3**	**n/a**	**13.2**	**n/a**	**15.9**
New Westminster	**n/a**	**	**n/a**	**12.5**	**n/a**	**10.5**	**n/a**	**	**n/a**	**11.9**
North Vancouver City	n/a	**	n/a	15.4	n/a	11.2	n/a	**	n/a	14.2
North Vancouver DM	n/a	32.8	n/a	23.4	n/a	17.9	n/a	7.8	n/a	18.8
West Vancouver	n/a	**	n/a	10.0	n/a	6.5	n/a	4.6	n/a	8.8
Richmond	n/a	17.4	n/a	17.1	n/a	13.4	n/a	**	n/a	14.5
Delta	n/a	10.9	n/a	22.1	n/a	19.8	n/a	11.1	n/a	20.3
Surrey	**n/a**	**16.8**	**n/a**	**17.5**	**n/a**	**17.7**	**n/a**	**17.3**	**n/a**	**17.6**
White Rock	n/a	**	n/a	8.3	n/a	8.2	n/a	**	n/a	8.6
Langley City and Langley DM	n/a	9.3	n/a	21.9	n/a	21.9	n/a	**	n/a	19.7
Tri-Cities	n/a	13.4	n/a	15.6	n/a	14.4	n/a	15.7	n/a	15.1
Maple Ridge/Pitt Meadows	n/a	**	n/a	11.1	n/a	10.0	n/a	15.0	n/a	11.1
Vancouver CMA	**n/a**	**18.1**	**n/a**	**15.8**	**n/a**	**14.8**	**n/a**	**12.6**	**n/a**	**15.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Vancouver CMA - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Burrard Peninsula	0.9	0.5	0.5	0.6
Vancouver Westside	0.5	0.4	0.8	1.0
Vancouver Eastside	0.9	0.0	0.6	0.8
Vancouver East/Westside	0.7	0.2	0.7	0.9
Vancouver City	0.8	0.4	0.6	0.8
Suburban Vancouver	1.0	0.2	1.1	0.9
North Shore	0.5	1.2	0.4	0.3
Fraser Valley	1.2	0.3	1.5	0.4
Vancouver CMA	**0.9**	**0.3**	**0.8**	**0.7**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Vancouver CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Burrard Peninsula	**	1,130	1,829	1,425	2,530	2,167	**	3,214
Vancouver Westside	**	1,025	1,623	1,243	2,335	1,761	**	2,358
Vancouver Eastside	**	984	1,511	1,073	1,916	1,400	**	1,432
Vancouver East/Westside	**	1,008	1,578	1,180	2,183	1,644	**	1,923
Vancouver City	**	1,063	1,625	1,273	2,256	1,771	2,870	2,131
Suburban Vancouver	**	832	1,161	973	1,614	1,254	1,850	1,444
North Shore	**	1,064	1,283	1,256	**	1,618	**	2,141
Fraser Valley	**	720	1,010	851	1,326	1,049	**	1,168
Vancouver CMA	**	**1,013**	**1,353**	**1,159**	**1,822**	**1,450**	**2,495**	**1,631**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Vancouver CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Burrard Peninsula	**	**	1,744 d	1,829 c	2,640 d	2,530 b	**	**	2,063 d	2,215 c
Vancouver Westside	**	**	1,714 c	1,623 b	2,167 c	2,335 c	**	**	2,006 c	1,977 b
Vancouver Eastside	**	**	1,441 d	1,511 b	1,742 d	1,916 d	**	**	1,571 c	1,747 c
Vancouver East/Westside	**	**	1,622 c	1,578 c	2,079 c	2,183 b	**	**	1,876 c	1,894 c
Vancouver City	**	**	1,658 b	1,625 c	2,218 b	2,256 b	3,346 c	2,870 c	1,917 b	1,955 c
Suburban Vancouver	**	**	1,215 b	1,161 b	1,516 b	1,614 b	**	1,850 c	1,367 b	1,418 b
North Shore	**	**	1,389 d	1,283 c	1,744 d	**	**	**	1,629 d	1,650 d
Fraser Valley	**	**	1,011 b	1,010 b	1,236 b	1,326 b	**	**	1,170 b	1,183 b
Vancouver CMA	**	**	**1,382 b**	**1,353 a**	**1,696 b**	**1,822 b**	**2,455 d**	**2,495 d**	**1,576 b**	**1,625 a**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Vancouver CMA - October 2016

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Vancouver City				
3 to 24 Units	1.4 a	0.7 b	0.8 a	0.9 a
25 to 49 Units	0.5 b	0.7 b	0.7 a	1.1 a
50 to 74 Units	**	0.2 b	0.4 a	0.6 a
75 to 99 Units	**	0.5 b	0.3 a	0.4 a
100+ Units	0.7 b	0.3 a	0.6 a	0.4 a
Total	0.8 a	0.4 a	0.6 a	0.8 a
Vancouver CMA				
3 to 24 Units	2.0 c	0.7 a	1.1 a	0.9 a
25 to 49 Units	1.0 d	0.7 a	0.8 a	0.8 a
50 to 74 Units	1.9 c	0.2 b	0.7 a	0.5 a
75 to 99 Units	**	0.6 a	0.8 a	0.6 a
100+ Units	0.4 a	0.2 a	0.8 a	0.6 a
Total	0.9 a	0.3 a	0.8 a	0.7 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Vancouver CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Burrard Peninsula	36,012	38,319	15,532	16,346	43.1	42.7	0.9	0.5
Vancouver Westside	24,690	29,233	6,144	6,831	24.9	23.4	0.5	0.4
Vancouver Eastside	17,012	19,676	4,275	4,930	25.1	25.1	0.9	0.0
Vancouver East/Westside	41,702	48,909	10,421	11,770	25.0	24.1	0.7	0.2
Vancouver City	77,714	87,228	26,001	28,125	33.5	32.2	0.8	0.4
Suburban Vancouver	80,009	86,057	18,353	18,021	22.9	20.9	1.0	0.2
North Shore	15,519	16,405	3,101	2,780	20.0	16.9	0.5	1.2
Fraser Valley	37,454	39,022	9,055	9,003	24.2	23.1	1.2	0.3
Vancouver CMA	**210,696**	**228,712**	**56,573**	**58,089**	**26.9**	**25.4**	**0.9**	**0.3**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Vancouver CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Vancouver City								
3 to 24 Units	6,685	8,160	1,346	1,492	20.1	18.3	1.4	0.7
25 to 49 Units	12,456	14,301	2,532	2,620	20.3	18.3	0.5	0.7
50 to 74 Units	7,876	9,396	1,752	2,212	22.2	23.5	**	0.2
75 to 99 Units	6,855	7,609	2,009	2,068	29.3	27.2	**	0.5
100+ Units	43,842	47,762	19,019	20,253	43.4	42.4	0.7	0.3
Total	77,714	87,228	26,001	28,125	33.5	32.2	0.8	0.4
Vancouver CMA								
3 to 24 Units	11,577	13,551	1,960	2,239	16.9	16.5	2.0	0.7
25 to 49 Units	29,910	32,610	5,014	5,298	16.8	16.2	1.0	0.7
50 to 74 Units	25,699	28,128	4,871	5,346	19.0	19.0	1.9	0.2
75 to 99 Units	20,133	21,491	4,653	4,672	23.1	21.7	**	0.6
100+ Units	123,377	132,932	41,263	41,391	33.4	31.1	0.4	0.2
Total	210,696	228,712	56,573	58,089	26.9	25.4	0.9	0.3

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Vancouver CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Vancouver CMA										
Single Detached	**	**	**	**	1,387 d	1,390 d	1,848 b	2,173 c	1,734 b	1,980 c
Semi detached, Row and Duplex	**	**	**	**	**	1,267 c	1,394 b	**	1,273 b	1,460 d
Other-Primarily Accessory Suites	726 d	**	910 d	**	1,028 b	1,087 c	**	**	948 b	1,052 d
Total	726 d	**	912 c	**	1,131 b	1,199 b	1,661 a	1,908 c	1,300 a	1,470 c

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Vancouver CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Vancouver CMA		
Single Detached	37,916 b	38,595 c
Semi detached, Row and Duplex	35,773 b	36,730 d
Other-Primarily Accessory Suites	39,956 c	**
Total	113,645	119,280

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

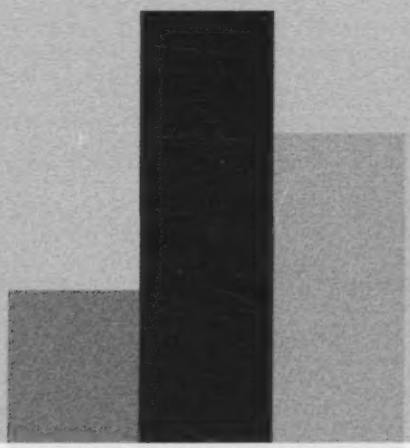
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64467_2016_A01